

# UGLY BUT HONEST

## PIZZERIA & BEER GARDEN

Tucson Pima County Historic Commission (TPCHC) - Plans Review Subcommittee (PRS)

Design Review Committee (DRC)



# VISION



# UGLY BUT HONEST PIZZA TI VISION



# HISTORY



# UGLY BUT HONEST PIZZA TI

## BUILDING HISTORY & BACKGROUND STORY



### **CLYDE**

Wanslee dreams up the advertising message while studying at the University of Arizona

### **PURCHASES**

a pre-fabricated metal gas station

### **THE SIGN**

Installed at the Wanslee auto site

### **MOVIE**

The sign was used as a backdrop in the 1982 film "Hanky Panky" starring Gene Wilder and the late Gilda Radner

### **TOM**

As a teenager, begins working for Clyde

### **MOVIE**

Sign seen in 1991's "Harley Davidson and the Marlboro Man" with co-stars Mickey Rourke and Don Johnson.

### **NEW OWNER**

Clyde Wanslee passes away at age 69, step-son Tom Epperson and his wife take over Clyde's business.

### **TOM PASSES**

Owned and ran Wanslee Auto Sales for over 30 years, the same way as Clyde.

### **ALBUM**

This was the first release from Carissa's Wierd, originally put out by Brown Records in 2000.



### **INFRASTRUCTURE**

New infrastructure is installed at the five points intersection.

### **PROPERTY**

Transitions to Larry

### **VISION**

Larry Kappler and Nick Heddings imagine the future of the former Wanslee auto site.



# UGLY BUT HONEST PIZZA TI

## BUILDING HISTORY & BACKGROUND STORY



1. CONOCO GAS STATION - CIRCA 1940



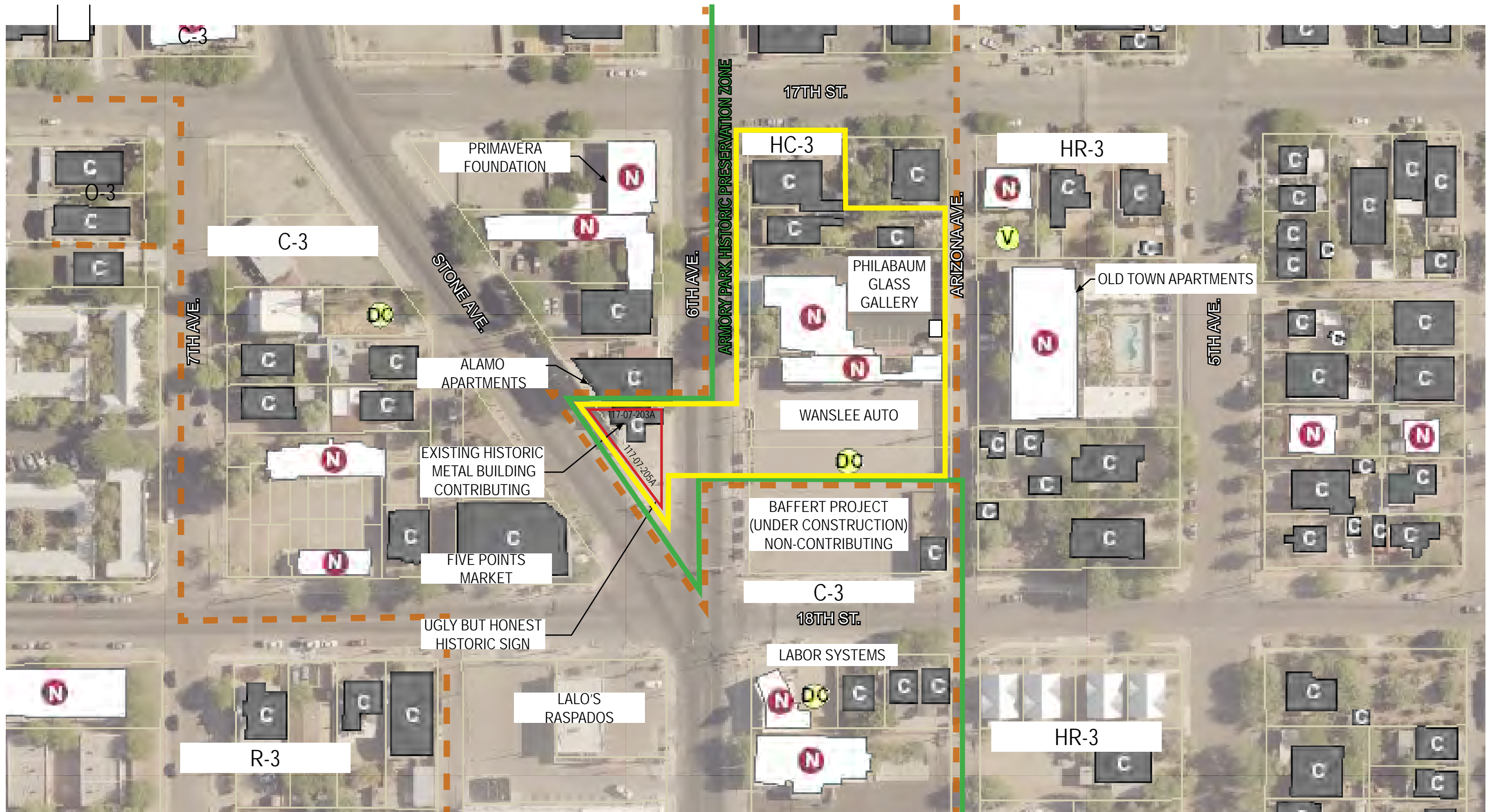
2. WANSLEE AUTO SALES - CIRCA 1980



3. VACANT - CIRCA 2000



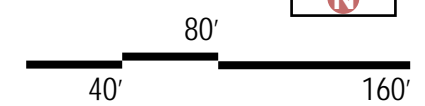
EXISTING CONDITIONS  
&  
DESIGN PRECEDENTS



- DEVELOPMENT ZONE
- PARCEL BOUNDARIES
- ZONING BOUNDARIES
- HPZ BOUNDARY
- C CONTRIBUTING STRUCTURE
- N NON-CONTRIBUTING STRUCTURE

**DEVELOPMENT ZONE BOUNDARY AND HPZ CONTRIBUTING STRUCTURES**

1" = 80'



⊕ \*\* Any proposed development on site to be reviewed for compatibility with adjacent Armory Park HPZ Per Ordinance No. 11561





# UGLY BUT HONEST PIZZA TI

## EXISTING CONDITIONS



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



UGLY BUT HONEST SIGN & CESAR CHAVEZ STATUE (2022)



INTERSECTION AT FIVE POINTS



# UGLY BUT HONEST PIZZA TI

## DESIGN PRECEDENTS



(7) **METAL PICKET FENCE**  
705 S 6th Ave



(8) **UGLY BUT HONEST**  
733 S. Stone Ave.



(9) **STEEL SHADE STRUCTURE**  
733 S Arizona Ave.



(13) **LANDSCAPED SIDEWALK BUFFER**  
707 S 6th Ave (FRONT)



(10) **METAL SASH WINDOW**  
726 S. Stone Ave.



(11) **TENSILE CANOPY**  
707 S 6th Ave (REAR)



(12) **BIKE CORRAL**  
756 S Stone Ave



# PROPOSED DESIGN





# UGLY BUT HONEST PIZZA TI

## PROPOSED DESIGN



**PRESTA COFFEE ROASTERS**  
501 E 9th St



**VARIOUS OFFICES**  
648 N Stone Ave



**PJ SUBS T6 FILLING STATION**  
2500 E 6th St



**SPARKLE CLEANERS**  
2701 N Campbell Ave



**GRAZE BURGERS**  
5635 E Broadway Blvd



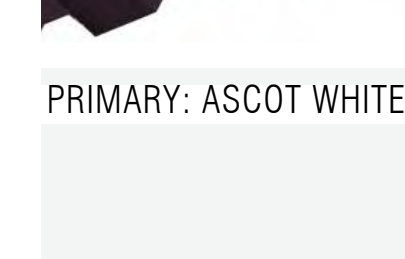
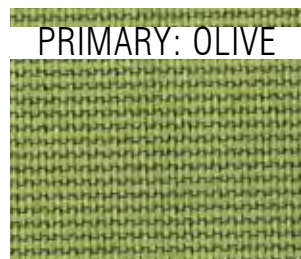
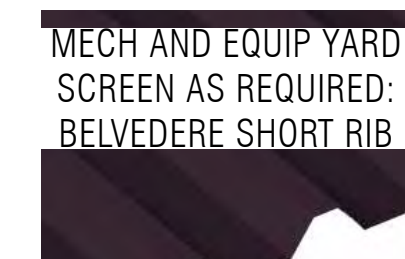
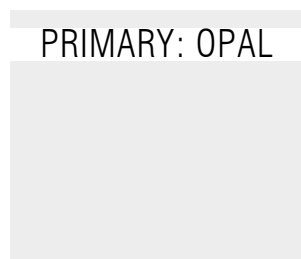
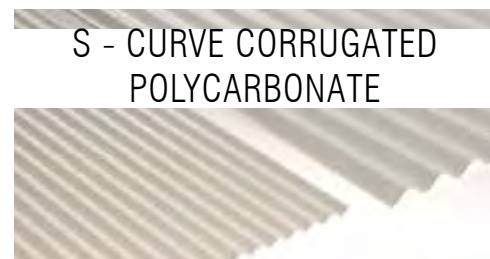
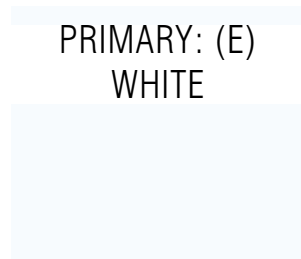
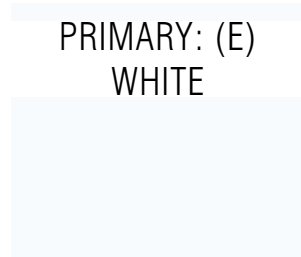
**ATL WINGS**  
802 N 4th Ave





# UGLY BUT HONEST PIZZA TI

## PROPOSED DESIGN | MATERIAL SAMPLES AND COLORS



## LANDSCAPING

- JEFF RHODY | DRYLAND DESIGN, LLC
- RAINWATER HARVESTING LANDSCAPE
  - ALL PLANTS TO BE NATIVE OR NEAR NATIVE

### GRASSES

- (BLUE GRAMA, DEER GRASS, SIDEOATS GRAMA, BIG SACATON)



### VINES

- (QUEEN'S WREATH, CROSSVINE, TOMBSTONE ROSE)



### SHRUBS

- (BLACK DELEA, GLOBE MALLOW, FAIRY DUSTER, MILKWEED SPP.)



### TREES

- (ARIZONA ASH, CHINESE PISTACHE, MISSION FIG)





# UGLY BUT HONEST PIZZA TI

## CITY OF TUCSON REQUESTS SIGN RELOCATION



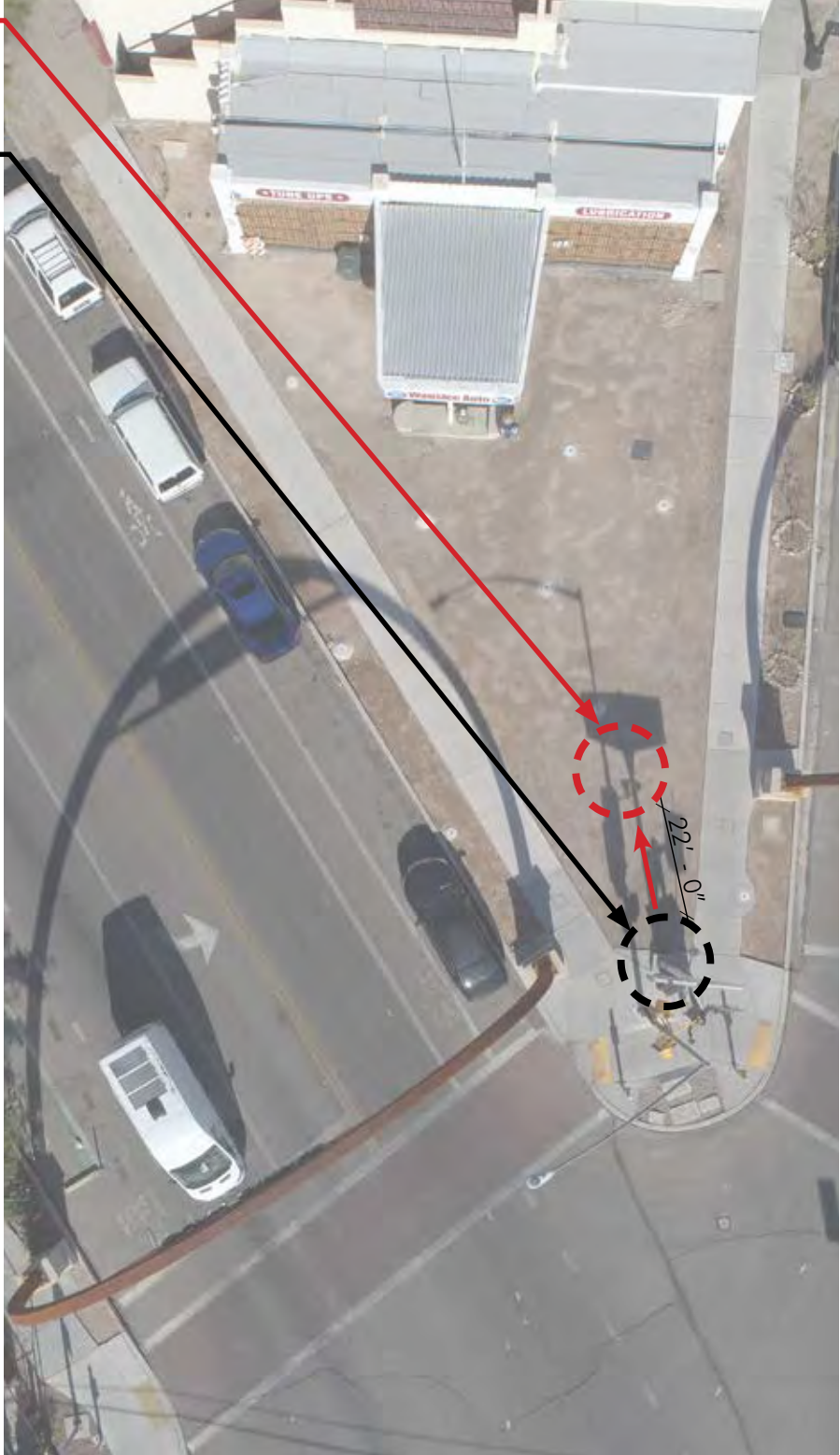
Historic Condition (1998)



Current Condition (2022)

PROPOSED LOCATION

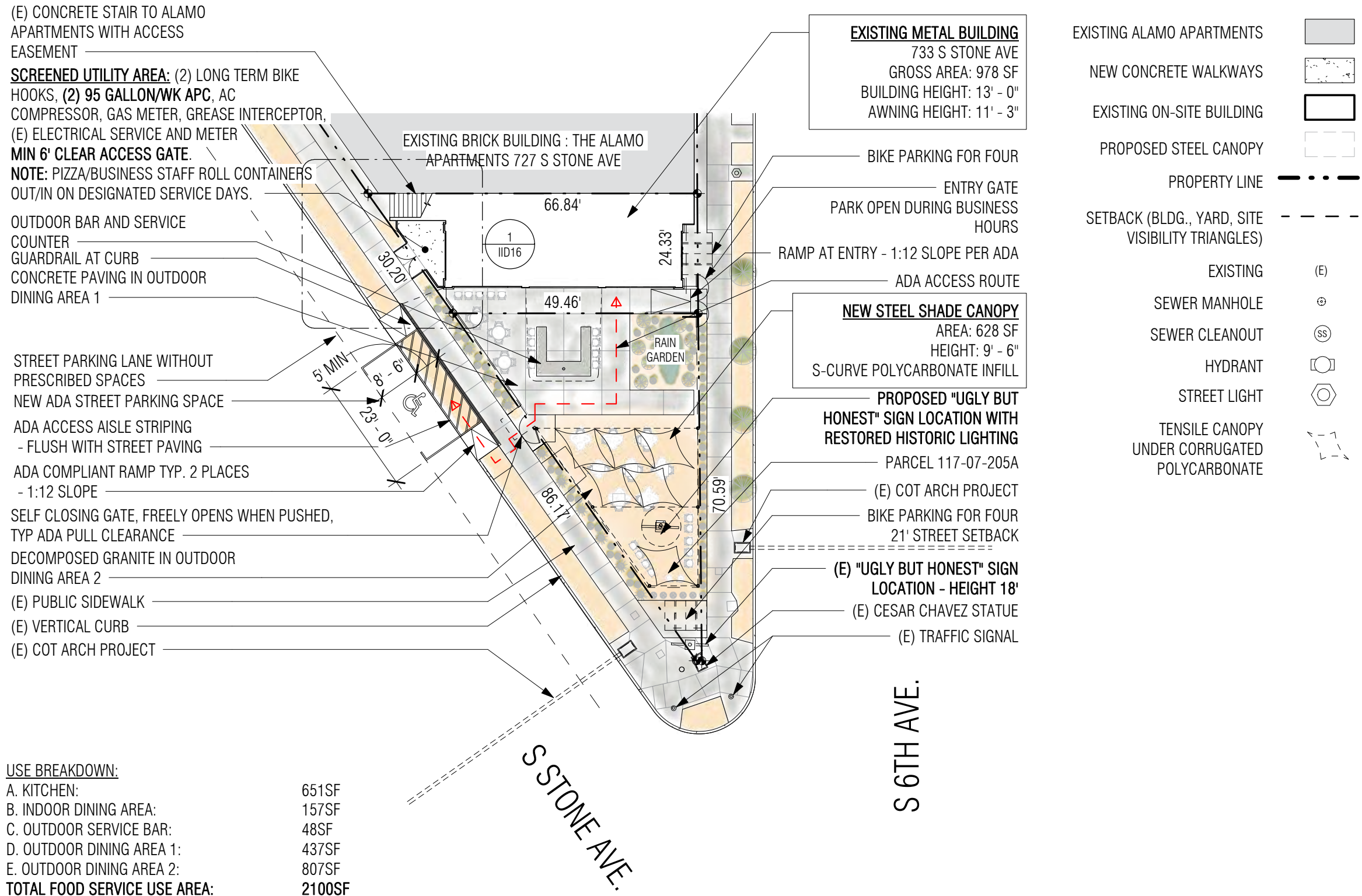
ORIGINAL LOCATION





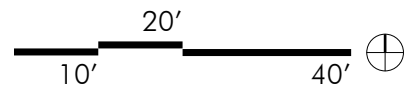
# UGLY BUT HONEST PIZZA TI

## DESIGN CONCEPTS | SITE PLAN



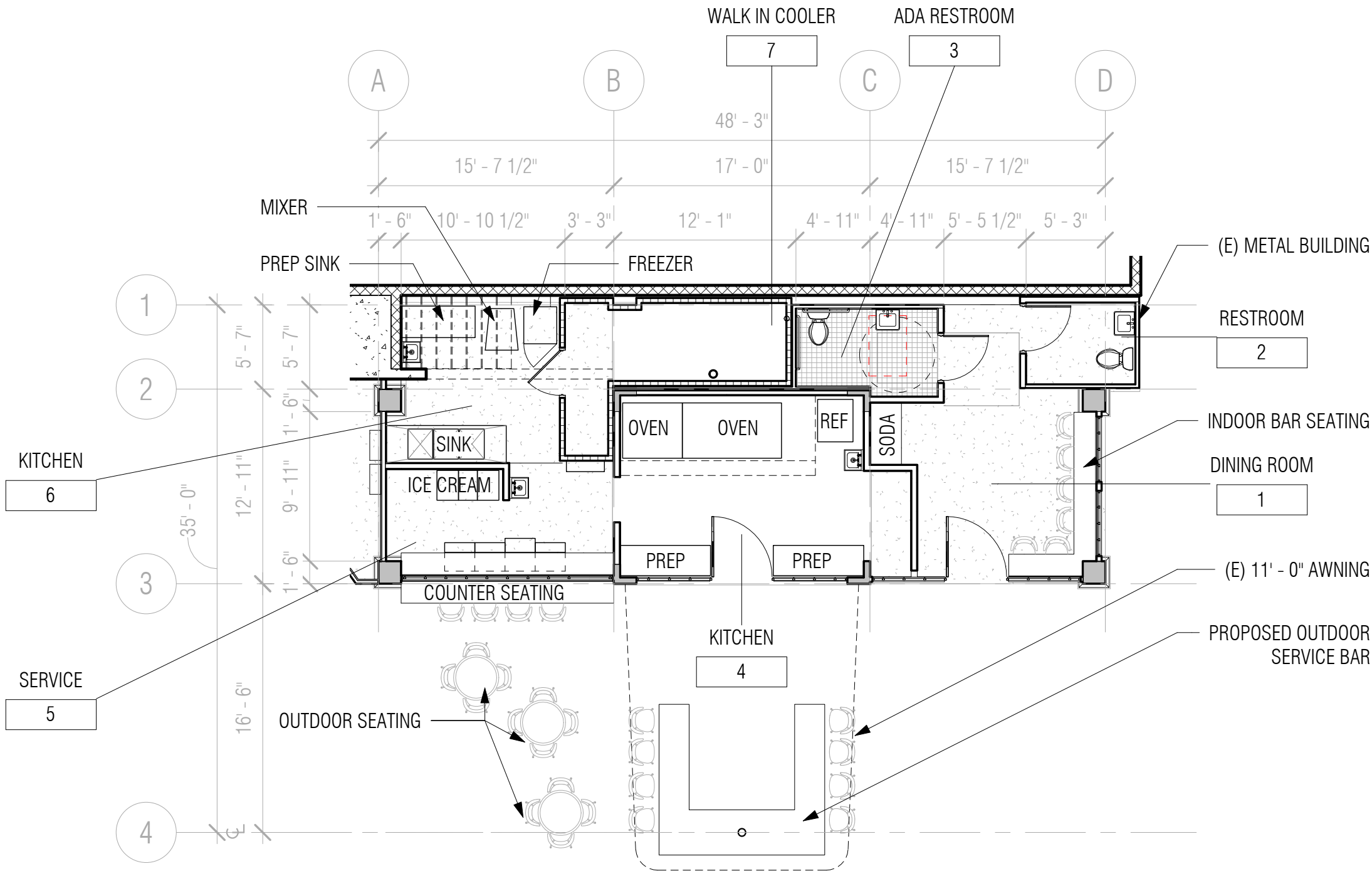
### Site Plan

1/20" = 1' - 0"

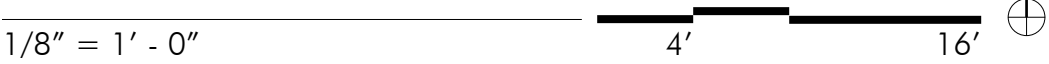


# UGLY BUT HONEST PIZZA TI

## DESIGN CONCEPTS | FLOOR PLAN



First Floor Plan



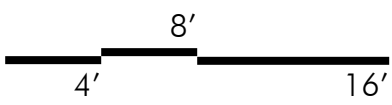
# UGLY BUT HONEST PIZZA TI

## DESIGN CONCEPTS | ELEVATION



South Elevation

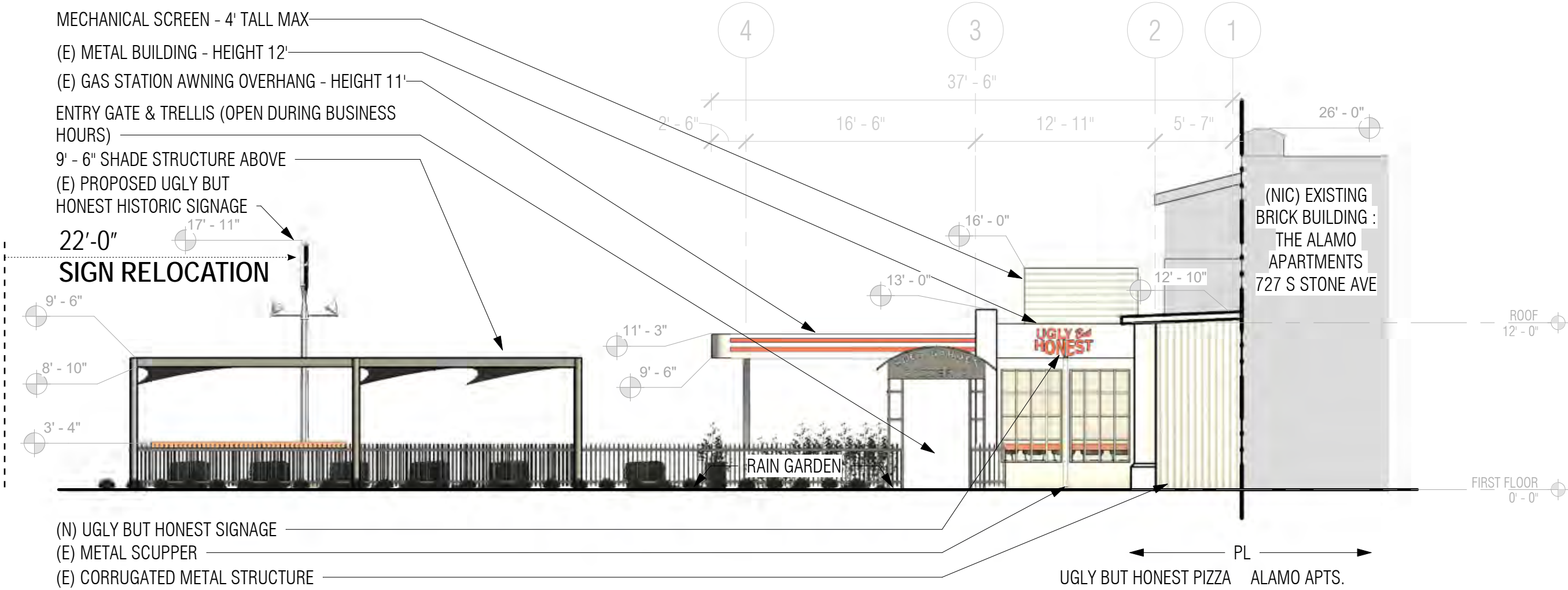
1/8" = 1' - 0"





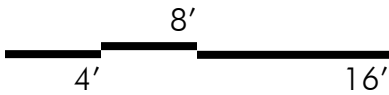
# UGLY BUT HONEST PIZZA TI

## DESIGN CONCEPTS | ELEVATION



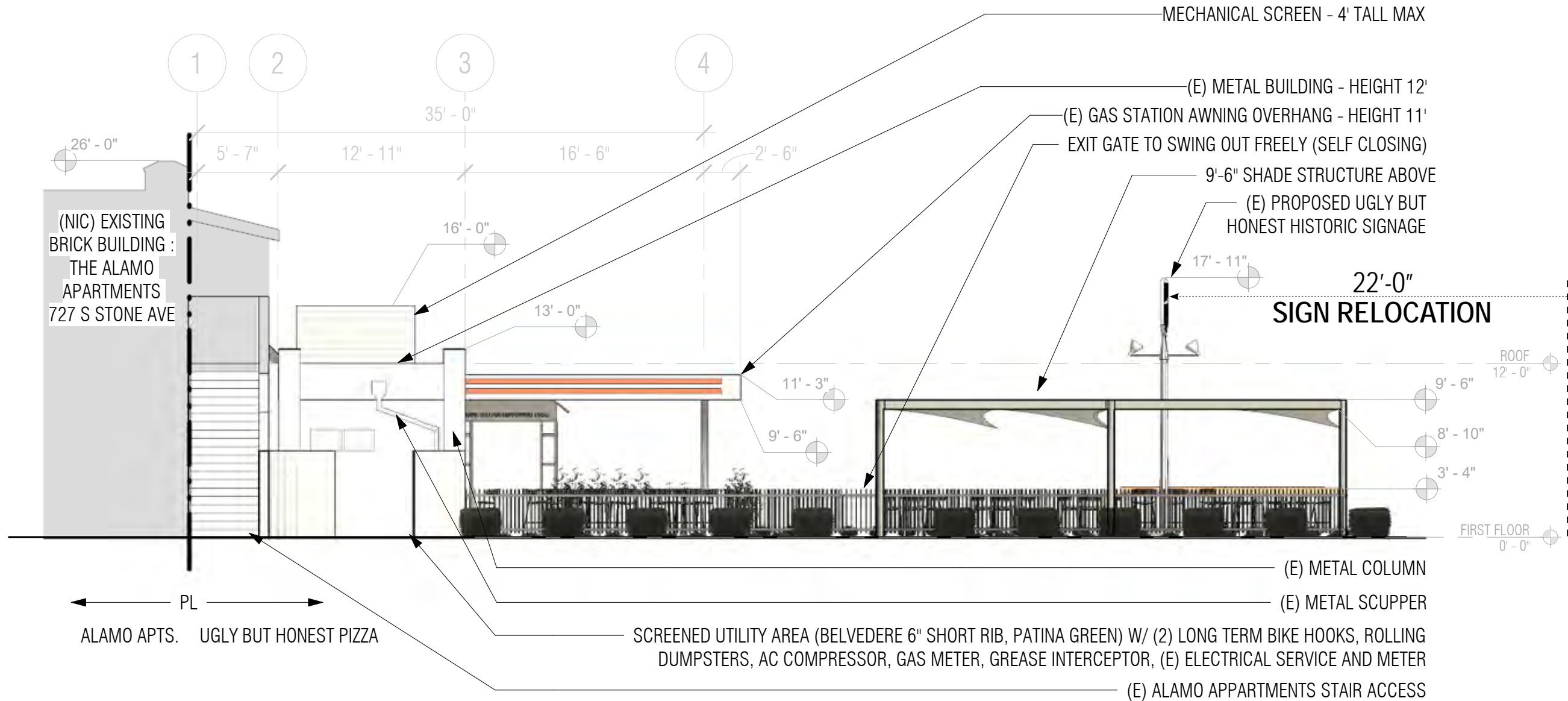
East Elevation

1/8" = 1' - 0"



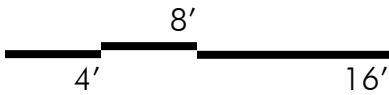
# UGLY BUT HONEST PIZZA TI

## DESIGN CONCEPTS | ELEVATION



West Elevation

1/8" = 1' - 0"



# UGLY BUT HONEST PIZZA TI

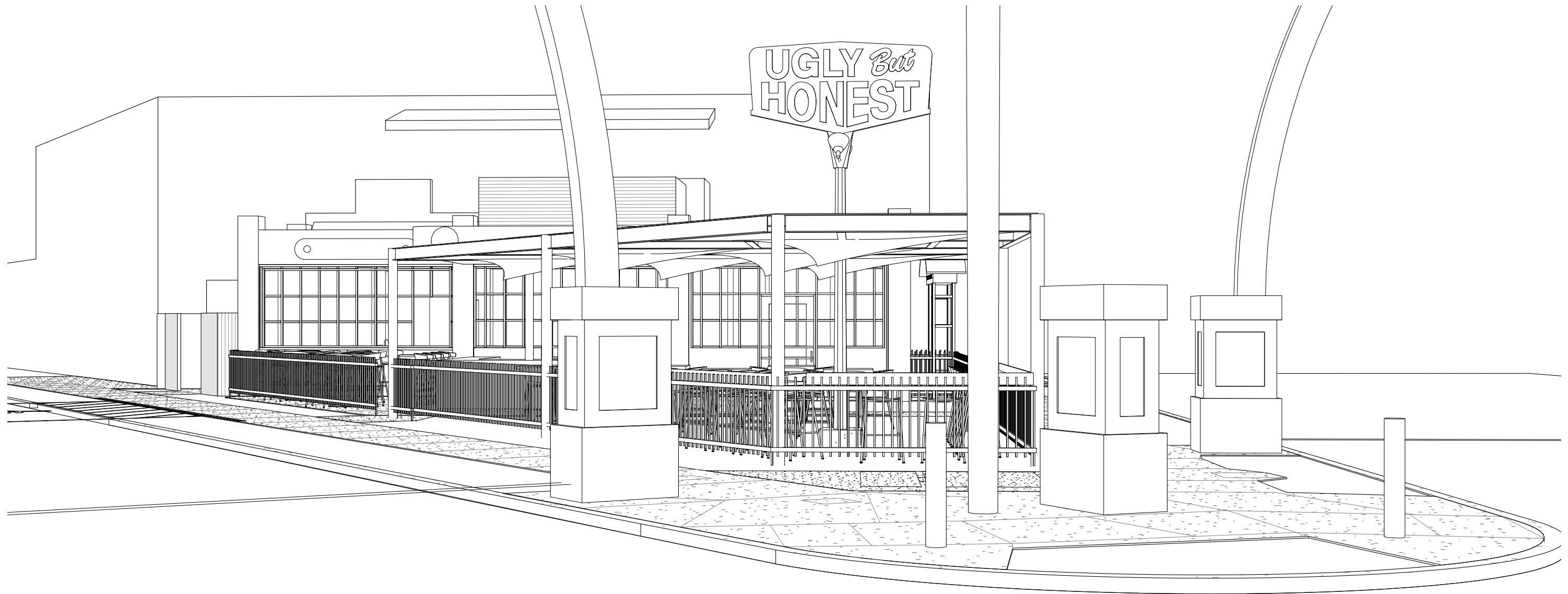
## VIEW | EAST





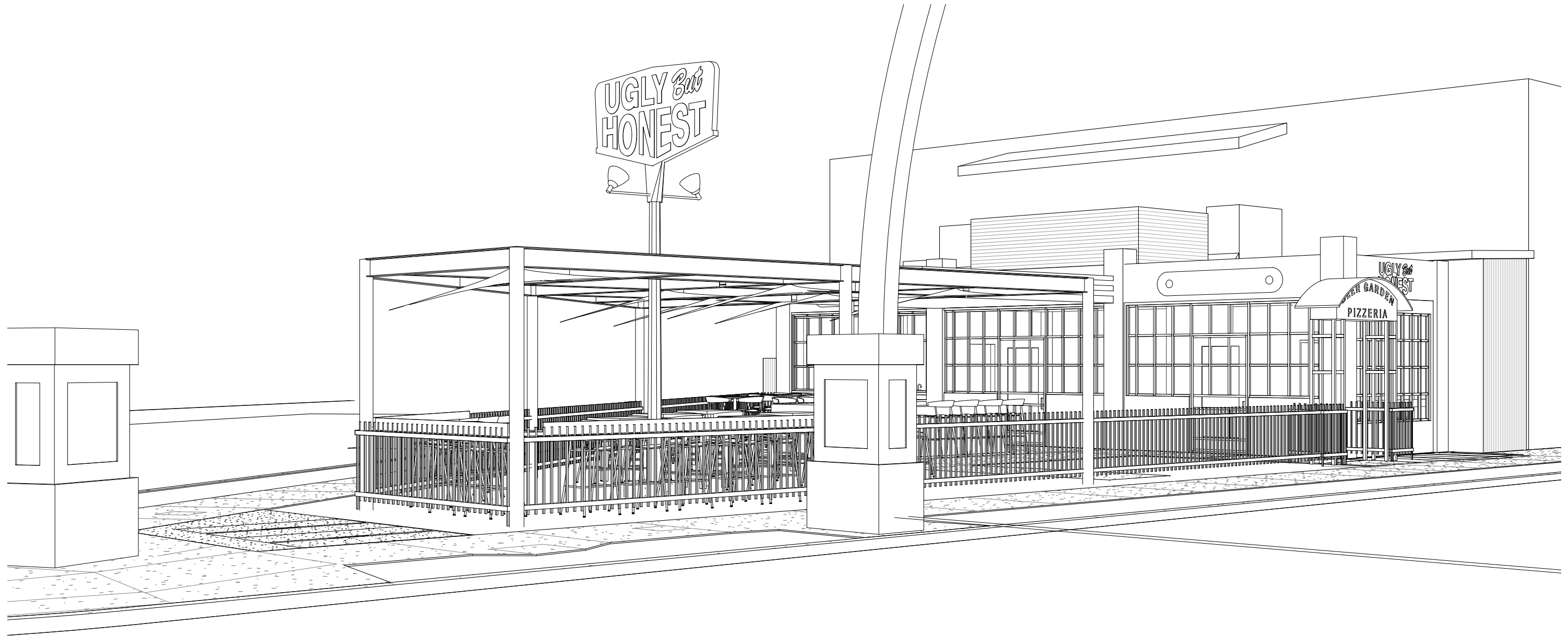
# UGLY BUT HONEST PIZZA TI

## VIEWS | NORTH



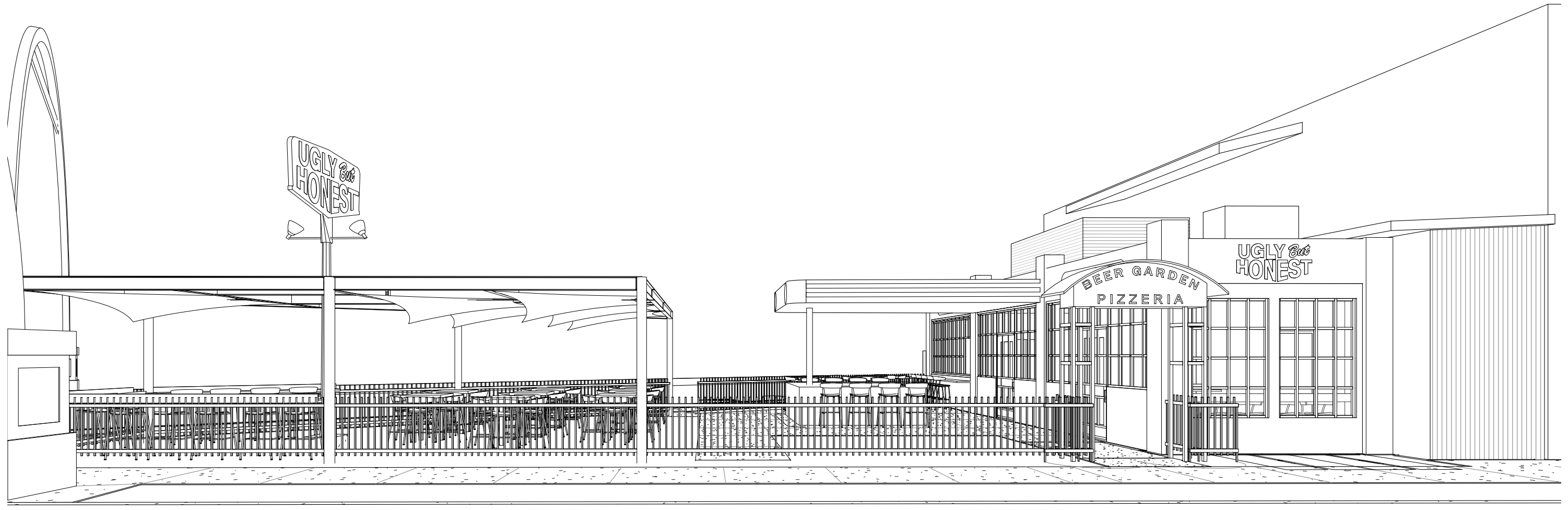
# UGLY BUT HONEST PIZZA TI

## VIEWS | NORTH WEST



# UGLY BUT HONEST PIZZA TI

## VIEWS|WEST





# UGLY BUT HONEST PIZZA TI

## VIEWS | SOUTH WEST



# UGLY BUT HONEST PIZZA TI

## VIEWS | SOUTH EAST



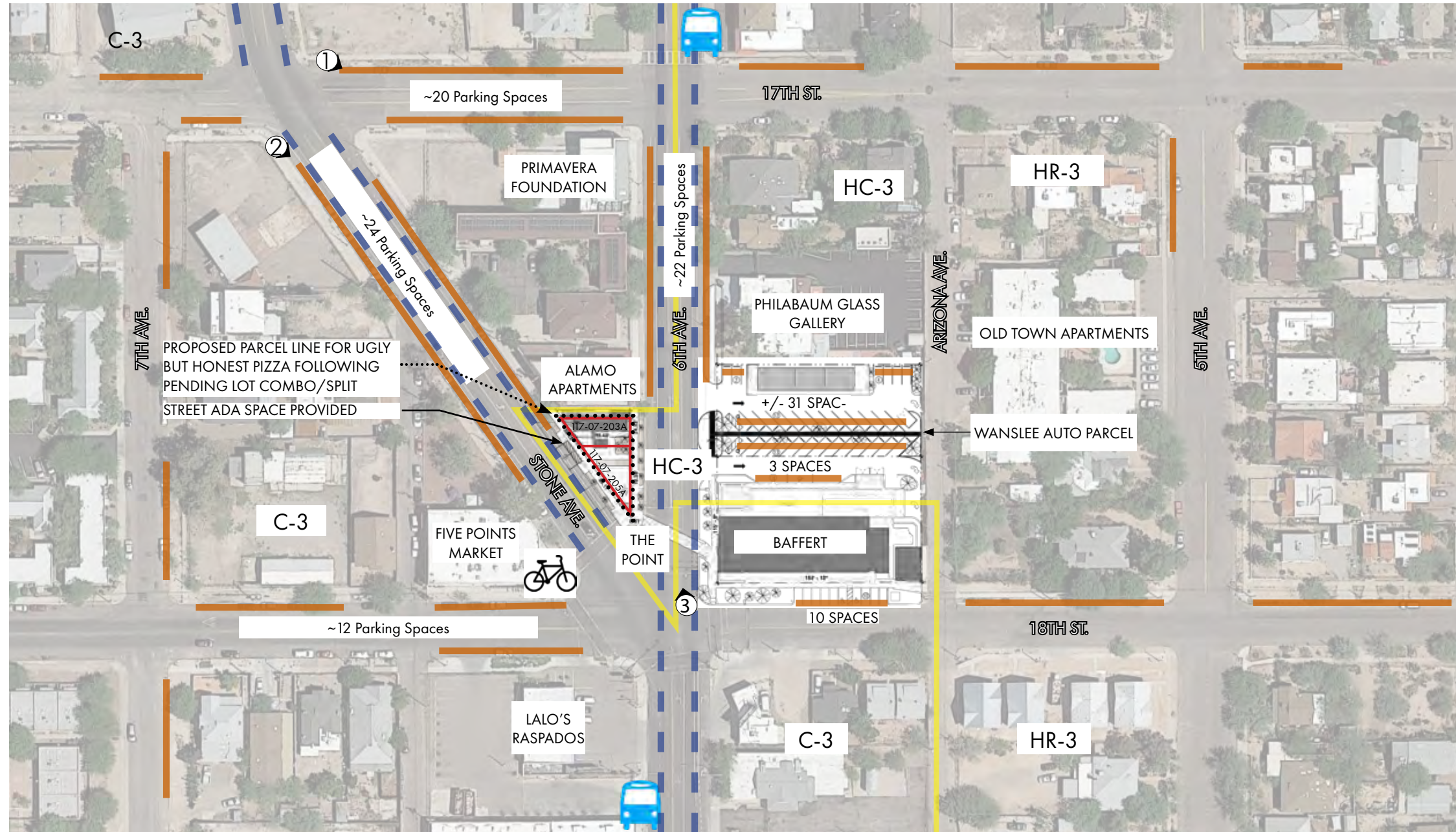
# PARKING AND TRASH DISCUSSION





# UGLY BUT HONEST PIZZA TI

## PARKING STRATEGIES



Parking Requirements	
Food Service 2100SF (1:100SF)	21
Total Required (UDC 7.4.4.B)	21
Reduction for bike parking (UDC 7.4.5.E.3)	-1
25% reduction per IID:	-4
<b>Total Required After Reductions:</b>	<b>16</b>
<b>On-site Parking Provided:</b>	<b>0</b>
<b>Seeking IPP Relief from:</b>	<b>-16</b>

Additional Parking Mitigation	
Baffert Developed Street Parking:	13
Potential Leased Parking:	+/- 31
Total Available:	+/- 44

Existing Nearby Infrastructure	
Estimated Existing Street Parking:	+/- 75
TuGo Bike Stations:	1
Suntran Stops:	2

ADA Spaces Required	
On-site ADA Spaces Provided	0
Additional Street ADA Spaces Provided	1

Loading Zones Required	
	0

Bicycle Parking Requirements	
Short Term:	2
Long Term:	2

Bicycle Parking Provided	
Short Term:	8
Long Term Hooks in Units:	2

Aerial Plan 1" = 80'

\*View taken after 4pm



1. \*View Looking East on 17th St.



2. \*View Looking South on Stone Ave.



3. \*View Looking North on 6th Ave.

- BIKE LANE
- PARCEL BOUNDARY
- SUNTRAN STOP
- TUGO BIKE STATION
- AVAILABLE STREET PARKING WITHIN 600' (NOT IN FRONT OF A RESIDENCE)
- ARMORY PARK HPZ BOUNDARY



# WANSLEE RESTRIPING PROJECT

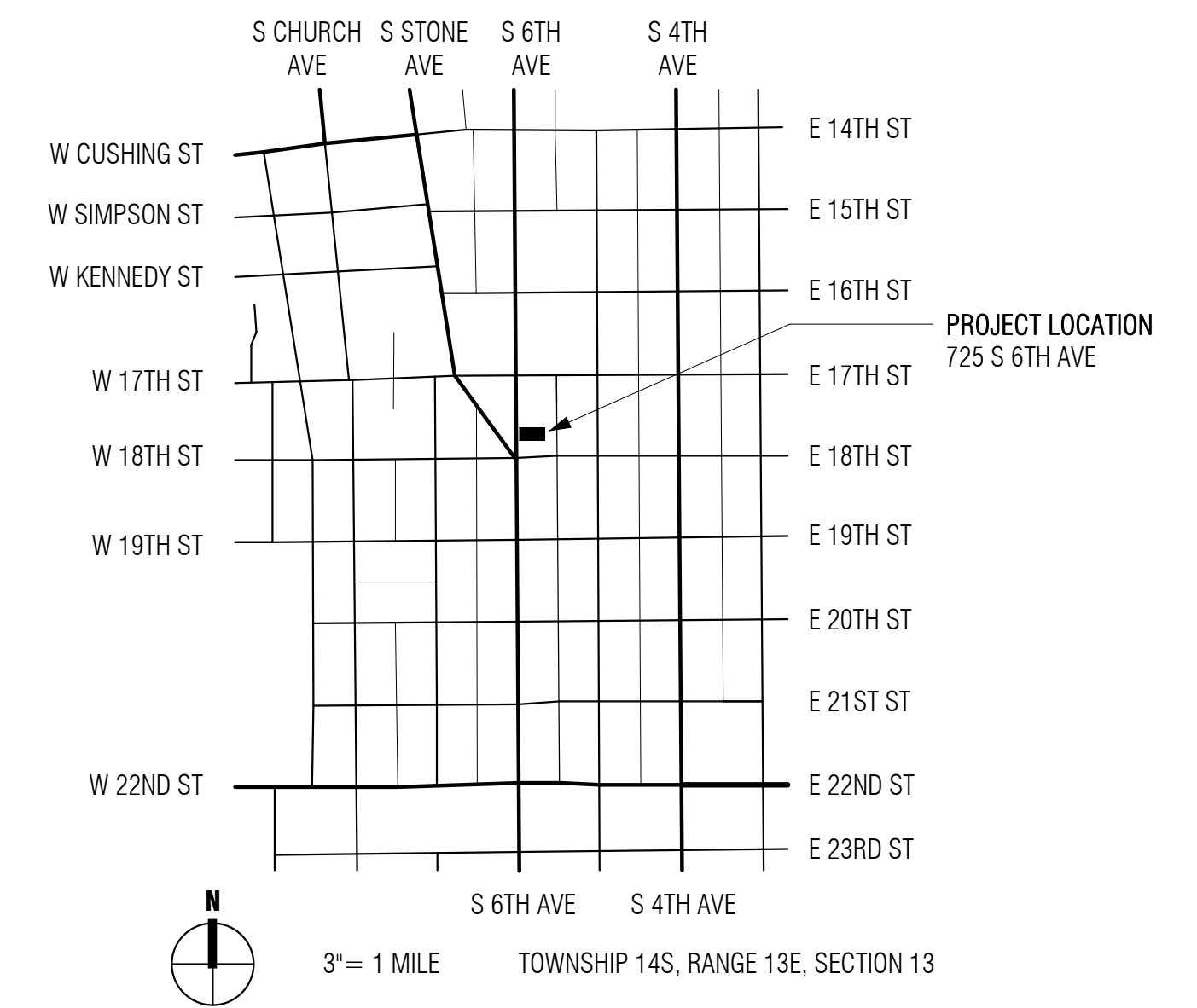
## GENERAL NOTES

- EXISTING ZONING:**  
HC-3
- APN:**  
117-07-222A 15,369.00 SF OR 0.35 ACRE
- PREVIOUS USE:**  
AUTOMOTIVE REPAIR (1849 SF)
- EXISTING BUILDING GROSS AREA:**  
1849 SF
- EXISTING BUILDING COVERAGE:**  
12% OF PARCEL 117-07-222A
- USE BREAKDOWN:**
- OCCUPANCY**  
A. (E) OFFICE 700SF  
B. (E) STORAGE 1149SF
- NO EXISTING STRUCTURE SHALL BE MODIFIED**
- NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH SEC. 10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.**
- ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.**
- ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, OR AS AMENDED).**
- THE MINIMUM WIDTH OF THE HANDICAP ACCESSIBLE ROUTE SHALL BE 36", THE MAXIMUM SLOPE SHALL BE 8.33% AT RAMP (6" MAXIMUM RISE) AND 5% ELSEWHERE WITHOUT HANDRAILING AND WITH HANDRAILING WHERE GREATER THAN 5%. THE MAXIMUM CROSS SLOPE SHALL BE 2%. NO LEVEL CHANGES OR STEPS SHALL BE PERMITTED ALONG THIS ROUTE.**
- DIMENSIONAL STANDARDS PER U.D.C. SEC. 6.3 FOR HC-3 ZONING:**  
RESIDENTIAL DENSITY CALCULATION: N/A  
SITE COVERAGE CALCULATION: N/A  
MAXIMUM BUILDING HEIGHT: 75'  
ACTUAL BUILDING HEIGHT: >20'  
BUILDING SETBACKS:  
REQUIRED  
NORTH 0'  
EAST 0'  
SOUTH 0'  
WEST 0'  
NOTE: WITHIN THE GREATER INFILL INCENTIVE SUBDISTRICT (GIIS) PERIMETER YARD REQUIREMENTS MAY BE MODIFIED PER SECTION 5.12.9.
- PARKING REQUIRED PER UDC:**  
COMMERCIAL USE GROUP - OFFICE 700SF (1:300SF) 3 SPACES  
COMMERCIAL STORAGE GROUP - STORAGE 1100SF (1:5000SF) 1 SPACE  
REDUCTION FOR BIKE PARKING 1 SPACE  
REDUCTION PER IID 25% 1 SPACE  
**PARKING PROVIDED ON SITE: 31 SPACES**
- BIKE PARKING REQUIRED PER UDC:**  
OFFICE 700SF (1:20,000 MIN 2): 2 SPACES  
COMMERCIAL STORAGE 1100SF (NO REQ): 0 SPACES  
TOTAL SHORT TERM REQUIRED: 2 SPACES  
**SHORT TERM PROVIDED: 2 SPACES**  
  
OFFICE 700SF (1:6000 MIN 2): 2 SPACES  
COMMERCIAL STORAGE 1100SF (1:40,000 MIN 2): 2 SPACES  
TOTAL LONG TERM REQUIRED: 4 SPACES  
**TOTAL LONG TERM PROVIDED: 4 SPACES**
- TRASH PROVIDED:**  
DUMPSTER ON SITE, REFER TO SITE PLAN
- WASTE STREAM CALCULATION (PER TSM 8-01.8.0)**  
OFFICE WASTE: .0013/SF x 700SF  
= .91 TONS/YEAR  
= .91/52 WEEKS  
= .0175 TONS/WK.  
(.0175 TONS/WK) x (2000LBS/TON)  
= 35 LBS/WK  
3LBS / GAL  
= 12 GAL/WK  
  
WAREHOUSE WASTE: .00155/SF x 1149SF  
= 1.78 TONS/YEAR  
= 1.78/52 WEEKS  
= .035 TONS/WK.  
(.035 TONS/WK) x (2000LBS/TON)  
= 70 LBS/WK  
3LBS / GAL  
= 24 GAL/WK  
  
TOTAL WASTE STREAM: 36 GAL/WK  
  
THIS IS SATISFIED BY ONE DUMPSTER
- LOADING ZONE:**  
N/A

## PROJECT DESCRIPTION

THE PROJECT CONSISTS OF RESTRIPING THE WANSLEE PARKING LOT. 31 SPACES (2 HANDICAP) ARE PROVIDED. NO MODIFICATIONS ARE TO BE MADE TO EXISTING STRUCTURE(S).

## LOCATION MAP



## LOCATION & PARCEL INFORMATION

THIS PROJECT COVER ONE LOT AND IS NOT A RESUBDIVISION

**PROJECT ADDRESS:**  
725 S 6TH AV, TUCSON, AZ 85701

**PARCEL:**  
APN: 117-07-222A  
LEGAL DESCRIPTION: 28-18 PARTIALLY COMPLETE VEHICLE SALES, LEASING, STORAGE, PARTS.  
LOT SIZE: 15,369.00 SF OR 0.35 ACRE

## PROJECT CONTACT LIST

**ARCHITECT:**  
DAVID E. SHAMBACH ARCHITECT, INC.  
1202 E. BROADWAY BLVD, STUDIO 112, TUCSON, AZ 85719

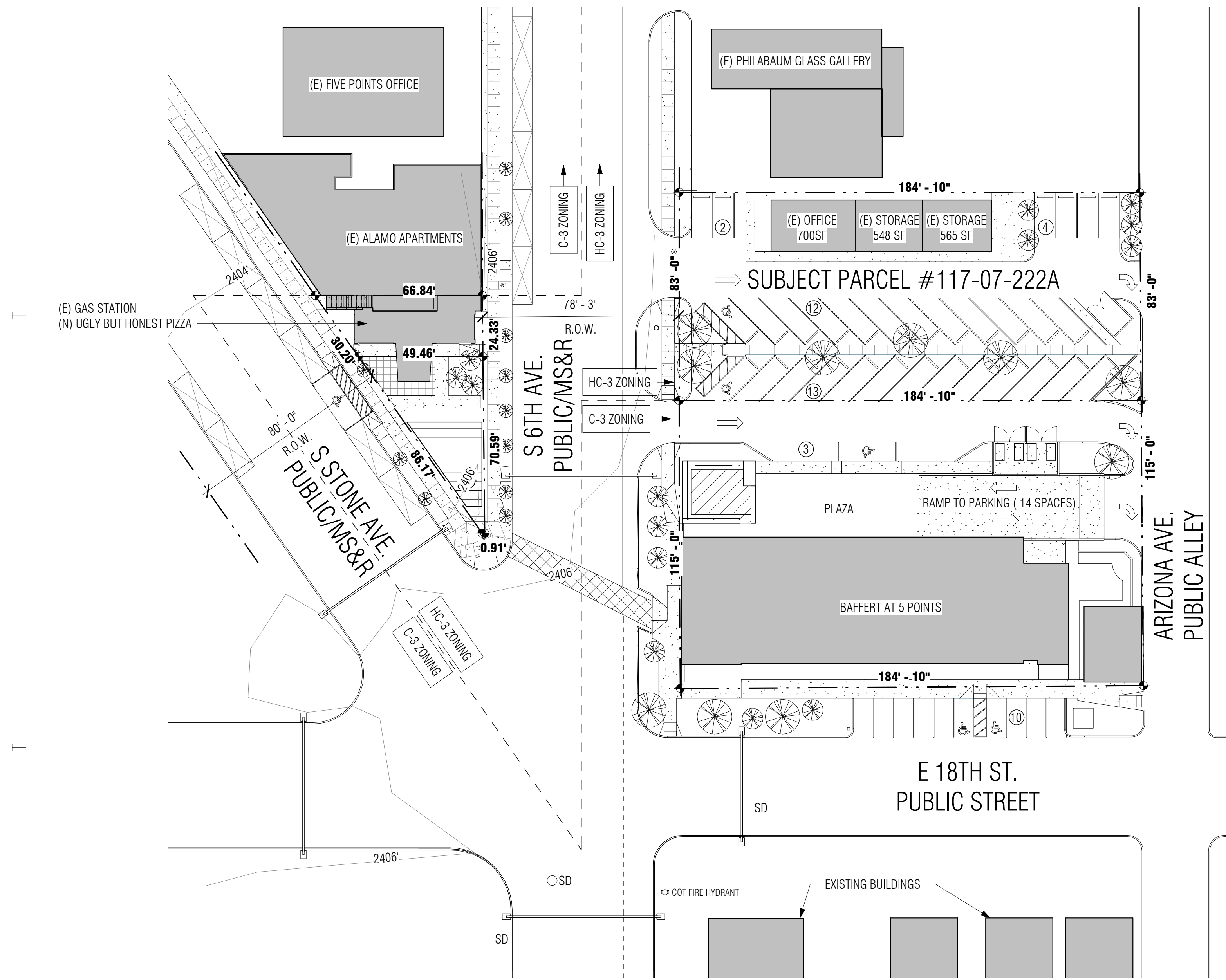
**CONTACT:** PROJECT ARCHITECT, DAVID SHAMBACH, T:520.505.3910  
EMAIL: architect@shambach.com  
LICENSE #: 27023

**OWNERSHIP:**  
DOROTHY EPPERSON, C/O LAWRENCE KAPPLER, 340 E. YAVAPAI LLC  
P.O. BOX 64669, TUCSON, AZ 85728  
**CONTACT:** MANAGING PARTNER, LARRY KAPPLER, T: (520) 631-5907  
EMAIL: LKAPPLER@TBRCONSTRUCTION.NET

## APPLICABLE OVERLAYS AND REVIEWS

DOWNTOWN AREA INFILL INCENTIVE DISTRICT (IID)  
ARMORY PARK HISTORIC DISTRICT (HPZ)  
INDIVIDUAL PARKING PLAN (IPP)  
IID/HPZ/IPP REVIEW CASE#: X

DEVELOPMENT PACKAGE: X



1 SITE PLAN - OVERVIEW  
1" = 30'-0"

## SITE PLAN LEGEND

	NEW CONCRETE WALKWAYS		(E) UNDERGROUND ELECTRICAL LINES
	EXISTING ON-SITE BUILDING		(E) OVERHEAD ELECTRICAL LINES
	PROPOSED ON-SITE BUILDING		PROPOSED UNDERGROUND ELECTRICAL LINES
	SITE VISIBILITY TRIANGLES		CONTOUR LINES
	PROPERTY LINE		SC SIDEWALK SCUPPER
	SETBACK (BLDG., YARD, SITE VISIBILITY TRIANGLES)		(E) EXISTING
	(E)W (E) WATER LINE		SC SEWER CLEANOUT
	-W- PROPOSED WATER LINE		(FH) COT FIRE HYDRANT
	(E)S (E) SEWER LINE		(SL) STREET LIGHT
	-S- PROPOSED SEWER LINE		SD STORM DRAIN
	(E)G (E) GAS LINES		(N) NEW
	-G- PROPOSED GAS LINES		RT RIGHT TURN ONLY

## DRAWING INDEX

**PROJECT DESCRIPTION**

A. THE PROJECT CONSISTS OF RESTRIPIING THE WANSLEE PARKING LOT. 31 SPACES (2 HANDICAP) ARE PROVIDED.

**SITE DATA**

SITE AREA (PARCEL GROSS SF): 15,369SF  
ZONING (PIMA COUNTY): HC-3  
PARCEL: 11707222A  
LOT NO: TUCSON LOT 7 & NLY PTN LOT 10 BLK 122  
PREVIOUS USE: 28-18 PARTIALLY COMPLETE VEHICLE SALES, LEASING, STORAGE, PARTS.  
NEW USE:

**EXISTING BUILDING DATA**

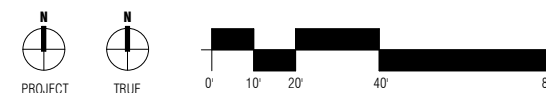
OFFICE NET 700 SF  
STORAGE NET 1113 SF

**PARKING REQUIREMENTS**

OFFICE 700SF (1:300SF) 3 SPACES  
STORAGE NET 1113SF (1:5000SF) 1 SPACES

**SITE PLAN LEGEND**

- NEW CONCRETE WALKWAYS
- EXISTING
- NEW DEVELOPMENT
- SITE VISIBILITY TRIANGLES
- PROPERTY LINE
- SETBACK (BLDG., YARD, SITE VISIBILITY TRIANGLES)
- SC SIDEWALK SCUPPER
- (E) EXISTING
- (N) NEW
- SEWER MANHOLE
- SEWER CLEANOUT
- RIGHT TURN ONLY



WANSLEE RESTRIPIING PROJECT  
735 S 6TH AVE  
TUCSON, AZ 85701

**SCHEMATIC DESIGN**

NOT FOR CONSTRUCTION

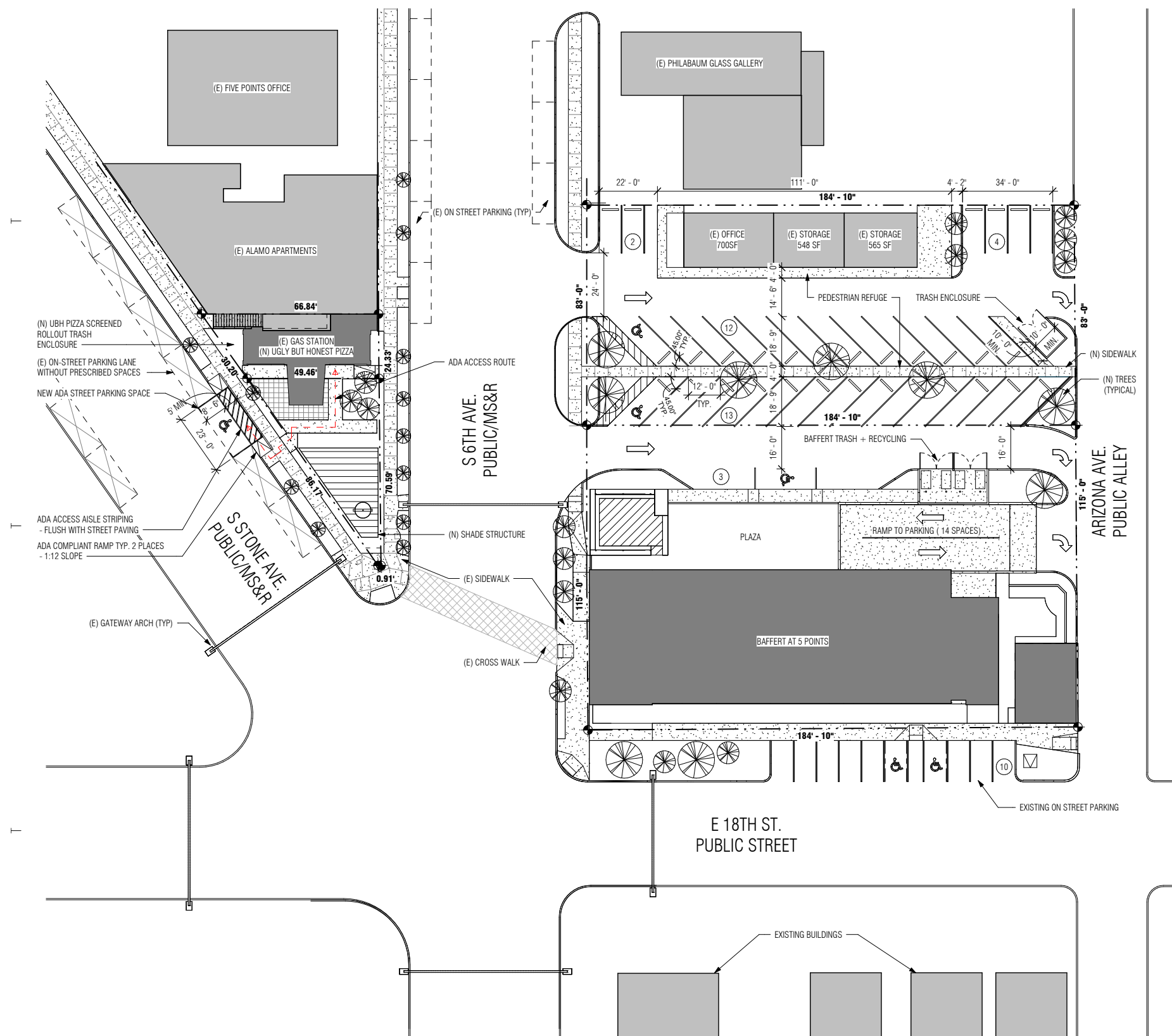
DRAWN BY:  
R. HELMICK

DATE:  
04/12/2022

PROJECT NO:  
22-004

ARCHITECTURAL  
SITE PLAN

**A1.0**



**1** ARCHITECTURAL SITE PLAN  
1" = 20'-0"



# UGLY BUT HONEST PIZZA TI

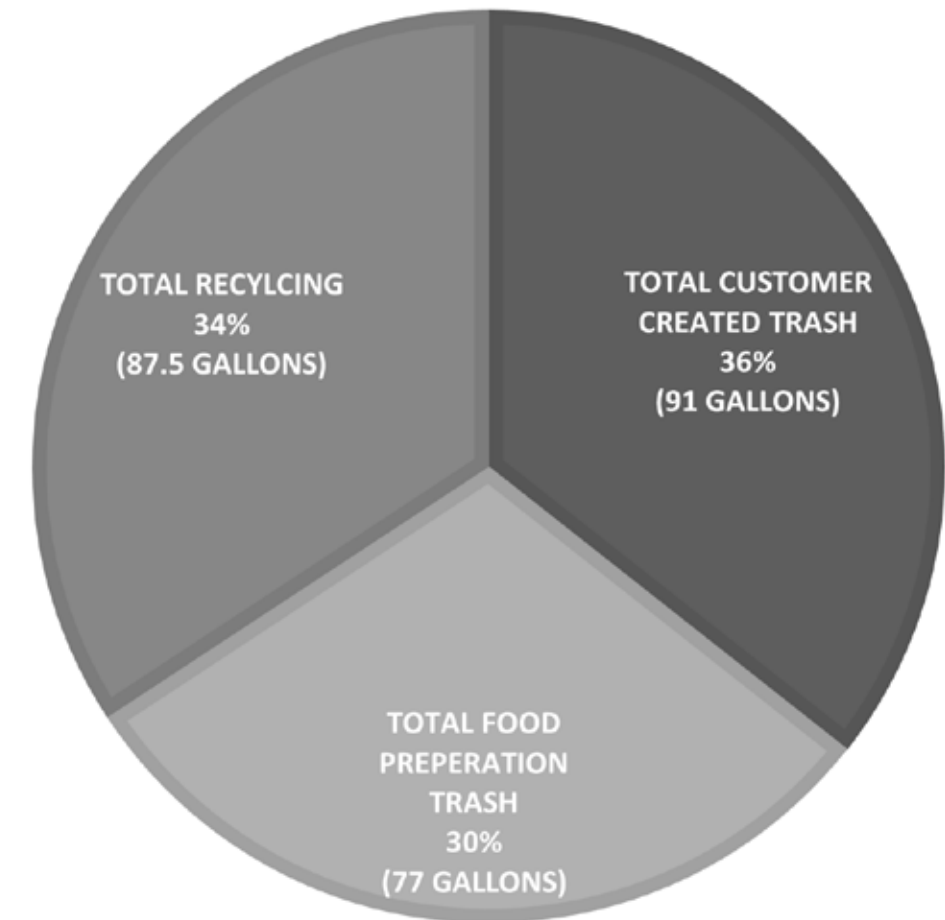
## TRASH EVALUATION



	ITEM (UNIT/DAY)	VOLUME (GALLONS/DAY)	VOLUME (GALLONS/WEEK)
<b>CUSTOMER CREATED TRASH</b>			
NAPKINS	2 BUNDLES	2	14
CUPS	25 CUPS	3	21
SANDWICH WRAPS	10 WRAPS	1	7
PAPERS TOWELS	1/2 ROLL	2	14
LEFTOVERS	N/A	2	14
RANCH SIDES	30	1	7
MISC. TRASH	N/A	2	14
<b>TOTAL CUSTOMER CREATED TRASH</b>			<b>91 GALLONS/WEEK</b>
<b>FOOD PREPARATION TRASH</b>			
MOZZARELLA CHEESE BAGS	12 BAGS	3	21
PIZZA DOUGH PLASTIC BAGS	40	2	14
PRODUCE PREP WASTE	N/A	1	7
FOOD PREP GLOVES	2 BOXES / DAY	2	14
CHICKEN WING BAGS	20	1	7
MISC PREP TRASH	N/A	2	14
<b>TOTAL FOOD PREPERATION TRASH</b>			<b>77 GALLONS/WEEK</b>
<b>RECYCLING</b>			
MOZZARELLA CHEESE BOXES	2	3	21
FLOUR BAGS	1.5	1.5	10.5
MISC GALLON CONTAINERS	2	2	14
#10 CANS SAUCE AND TOPPING	4	4	28
PLASTIC WATER BOTTLES	10	2	14
<b>TOTAL RECYCLING</b>			<b>87.5 GALLONS/WEEK</b>

### WASTE STREAM CALCULATIONS

■ TOTAL CUSTOMER CREATED TRASH ■ TOTAL FOOD PREPERATION TRASH ■ TOTAL RECYLCING



PROVIDED AT UGLY BUT HONEST PIZZA :

(2) 95 GALLON APC

(1) 125 GALLON TILT TRASH CART



95 GALLON APC

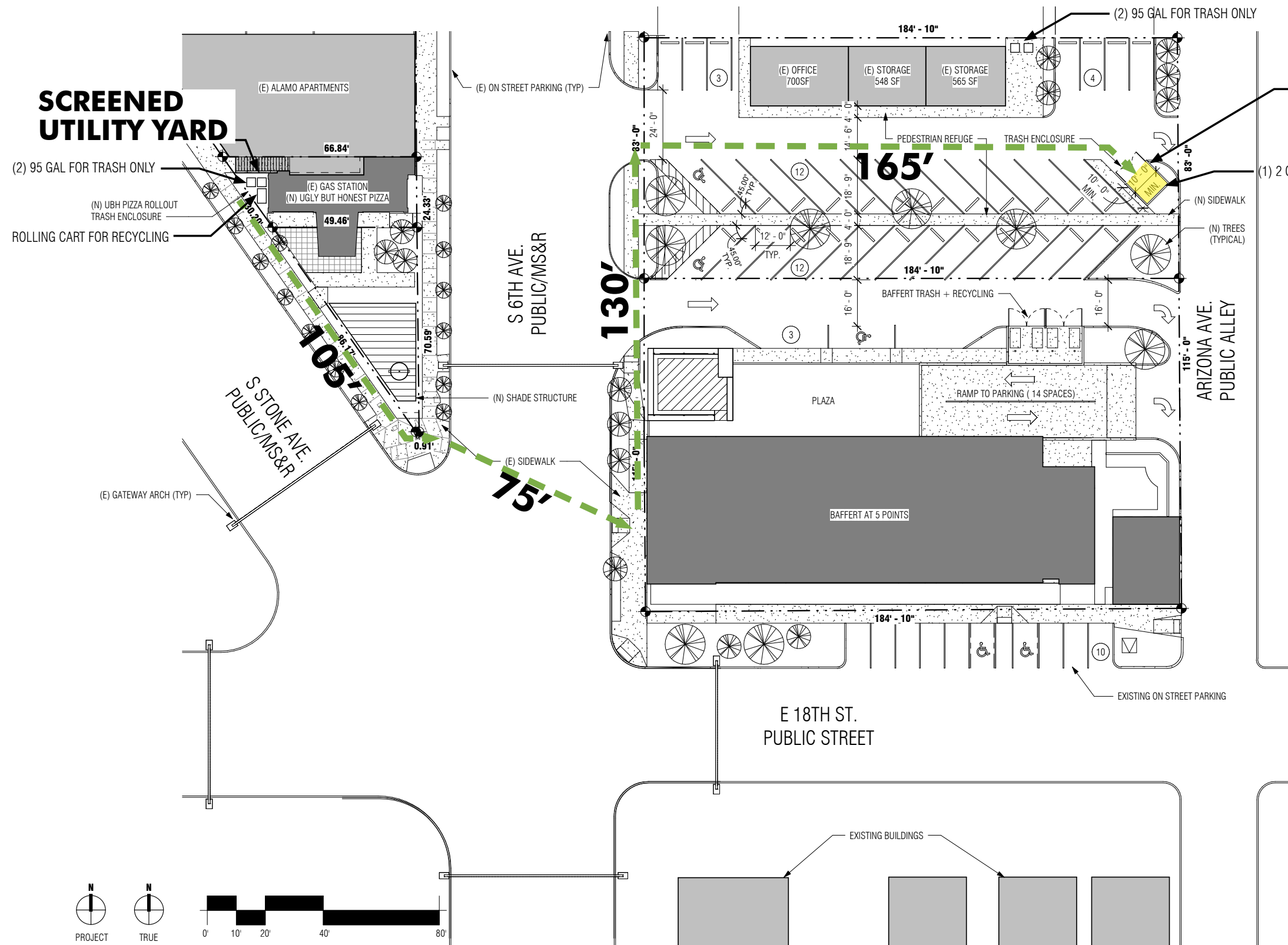


125 GALLON TILT TRASH CART

\*\*DATA PROVIDED BY PIZZA RESTAURATEUR NICK HEDDINGS

# UGLY BUT HONEST PIZZA TI

## TRASH EVALUATION



**SHARED TRASH ENCLOSURE  
TRAVEL DISTANCE : 475'**

(1) 2 CUBIC YARD DUMPSTER FOR RECYCLING ONLY

### WASTE STREAM CALCULATIONS PER CODE

USE : FOOD RETAIL - UBH PIZZA  
 ANNUAL WASTE GENERATED:  
 .0057 tons/sf x 2100sf = 11.97 tons/yr

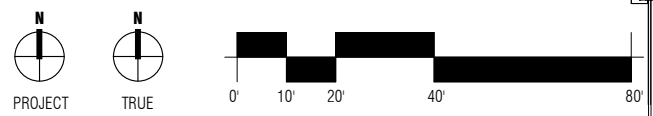
WEEKLY:  
 (12 tons/yr) / (52 weeks/yr) = .23 tons/wk  
 (.23 tons/wk) x (2,000lbs/ton) = 460 lbs/wk  
 (460 lbs/wk) / (3.00lbs/gal) = **154 gal/wk**

CONTAINERS PROVIDED: (2) 95 gal/wk APC

USE : BUSINESS - YOUNG LIFE  
 ANNUAL WASTE GENERATED:  
 .0013 tons/sf x 1,849sf = 2.4 tons/yr

WEEKLY:  
 (2.4 tons/yr) / (52 weeks/yr) = .046 tons/wk  
 (.046 tons/wk) x (2,000lbs/ton) = 92.3 lbs/wk  
 (92.3 lbs/wk) / (3.00lbs/gal) = **30 gal/wk**

CONTAINERS PROVIDED: (2) 95 gal/wk APC  
 (1) 2yd recycle dumpster





# UGLY BUT HONEST PIZZA TI

## COMMENTS / QUESTIONS?

