

## Design Professional Review Comments

**Date:** 22 September 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-0723-00081**  
 Project Name: West Point Apartments II  
 Address: 20 E Ochoa St, Tucson, AZ 85745  
 Parcel #: 117-13-0410  
 Related Activity Number: # TD-DEV-0523-00257  
 tac # 22039 20 E Ochoa IID

**Re:** Design Professional IID Major Review Comments for SD-0723-00081, TD-DEV-0523-00257

The purpose of this review is to provide a **Major IID Design Review** of **Case # SD-0723-00081 West Point Apartments II**, dated **7/21/2023**. This is the first submittal for the project. This project is located within the **Downtown Infill Incentive District**, within the **Downtown Core Sub-district**, within the **Rio Nuevo area**. Below are my comments:

UDC ARTICLE	OBSERVATION	COMMENTS
<b>5.12.7: RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS</b>		
<b>5.12.7.A: Applicability</b>		
Project is within the District per Zoning and shall comply with standards.		
<b>5.12.7.B: Permitted Uses and Building Heights</b>		
1. The regulations and standards of the underlying zoning apply in the RNA.	∞Project complies with zoning standards	∞Complies
2. New drive-in or drive-through facilities are not permitted (ref. exceptions)	∞N/A	∞N/A
<b>5.12.7.C: Building Design Standards</b>		
1. The proposed shall respect the scale of those buildings located in the development zone.	∞The building is set back on both the East and West sides to soften the transition to the lower heights of the adjacent contributing historic structures. The exterior not only steps down physically to create a better balance of scale to the existing structures located in the development zone.	∞Complies
2. Prevailing setback existing within development zone	∞The reduced setbacks proposed along the North and South property lines are consistent with the setbacks of the adjacent properties as well as the prevailing setbacks existing for most all properties within this property's development zone.	∞Recommend approval of the reduced setbacks for this property as they will not be incompatible with adjacent properties.

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3. Scale defining architectural elements or details at first two floor levels	∞Scale defining elements such as windows, awnings, balconies and popouts to give scale to the building.	∞Complies
4. Visible activity at the ground floor level, min. 50%	∞Both the Jackson Street and Ochoa Street frontages have storefront windows in excess of 50% of the street frontage. A mixture of supportive service spaces for the tenants and community spaces are visible at the street level.	∞Complies
5. Facade may not be longer than 50' w/o architectural relief/detail.	∞There are no single planes of a façade at street level longer than 50 feet that do not contain any form of architectural relief or articulation.	∞Complies
6. Exterior building/window lighting.	∞Project includes pedestrian scaled lighting. All lighting is down-shielded and glare controlled to comply with outdoor light code.	∞Complies
7. Commercial front doors visibly highlighted.	∞N/A ∞There are no commercial activities located on the property. However, pedestrians are directed to the front door entrance to the building through the use of signage and illuminated wayfinding arrows.	∞N/A
8. Historic Buildings	∞The proposed building has been setback from the east and west property lines to minimize its impact on the adjacent contributing historic structures. ∞Refer to Comment Response on Page 64 of the application package for details of efforts to be undertaken to protect the historic structures during construction.	∞Complies
9. Protection from heat and glare	∞The height of the proposed building provides shade for the adjacent buildings and the building is designed using materials & colors that minimize glare and reflected heat.	∞Complies
10. Safe and adequate vehicle parking	∞Adequate parking to be provided off-site. ∞An Individual Parking Plan (IPP) and IPP Traffic Engineer Statement (dated 6/28/23) has been submitted for approval by the PDSD Director	∞Complies
11. Adequate shade	∞Adequate shade is provided by a continuous metal awning at the 1 <sup>st</sup> floor level that wraps around the sides of the building where pedestrians travels.	∞Complies
12. Colors	∞Colors and materials are clearly identified on Pages 60 – 62 and Pages 83 – 85 of the IID submittal package. ∞Color Scheme is consistent with other buildings located within the nearby Downtown area.	∞Complies
13. Materials/patterns /elements related to context	∞Details of materials, patterns and elements are clearly identified within the submittal package. Material/patterns/elements are in context with the adjacent historic buildings as well as surrounding modern buildings in the nearby Downtown area.	∞Complies

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14. Mixed activity	∞To maintain street level activity long after regular business hours, the project locates supportive service spaces for the tenants and community spaces at the street level. These spaces include classroom space with computers, a wellness area with gym equipment and lots of gathering spaces with televisions, couches and lounging rooms.	∞Complies
15. Access to commercial and residential uses	∞The primary entrance is directly accessed from a sidewalk along the side of the building. ∞Pedestrians are directed to the primary entrance through the use of signage and illuminated wayfinding arrows.	∞Complies
<b>5.12.7.D: Site Design</b>		
<b>1. Vehicular Circulation</b>		
a. PAAL circulation	∞none	∞Complies
b. Vehicular ingress/egress	∞none	∞Complies
<b>2. Parking</b>		
a. Parking Standards	∞An Individual Parking Plan (IPP) and IPP Traffic Engineer Statement (dated 6/28/23) has been submitted for approval by the PDSD Director	∞N/A
b. Screening	∞N/A There is no on-site parking.	∞N/A
c. Employee Parking	∞Employee parking to be provided off-site. ∞An Individual Parking Plan (IPP) and IPP Traffic Engineer Statement (dated 6/28/23) has been submitted for approval by the PDSD Director	∞Complies
<b>3. Plazas and Open Space</b>		
a. Plazas and Pedestrian Nodes	∞Landscaped areas between adjacent properties as well as a pedestrian link between Jackson Street and Ochoa Street have been created.	∞Complies
b. Viewshed Corridors	∞The proposed building is setback from the adjacent historic building to enhance the view of those structures.	∞Complies
c. Linkages	∞A direct link from Ochoa Street to Jackson Street was created across this parcel along the west property line which includes an on-site walking path, raised gardens, an abundance of bicycle parking and plenty of built-in seating and shade.	∞Complies
b. Shade	∞A Shade Study Plan, Elevations and Shade Calculations have been submitted to confirm that the required amount of shade is being provided.	∞Complies
<b>5.12.8: GENERAL IID ZONING OPTION DESIGN STANDARDS for a Major Design Review</b>		
<b>UDC Article</b>	<b>OBSERVATION</b>	<b>COMMENTS</b>
<b>A. IID Land Uses</b>		

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<b>1. Permitted land uses are limited to those listed in Table 5.12-IID-1</b> Project complies with the Residential Group / Multifamily Dwelling land use type.		
<b>2. Additional Permitted Uses</b> No additional permitted uses within the underlying zone have been proposed in accordance with UDC Section 5.12.1		
<b>3. Exceptions</b> No exceptions were taken.		
<b>B. Streetscape Design</b>		
<b>1. Pedestrian-orientation</b> 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.	∞Reference preceding RNA comment	∞Complies
b. Provide window, window displays, or visible activity on at 50% of the frontage.	∞Reference preceding RNA comment	∞Complies
c. Façade shall be no longer than 50' without architectural details	∞Reference preceding RNA comment	∞Complies
d. Front door shall be visible from the street and visually highlighted by graphic, lighting or similar features	∞Pedestrians are directed to the front door entrance to the building through the use of highly visible signage and illuminated wayfinding arrows.	∞Complies
e. Retail/Commercial Trade Uses that encourage street level pedestrian activity are preferred on the 1st floor of multi-story buildings	∞The property does not contain any retail/ commercial uses. However the project locates supportive service spaces for the tenants and community spaces at the street level. ∞The building is designed so that the first level height is greater than the floors above.	∞Complies
f. Sidewalks	∞Existing sidewalk widths have been maintained so as to provide effective, accessible, connectivity to adjoining properties.	∞Complies
g. To the extent practicable, bus pull-out shall be provided where bus stops are currently located	∞N/A	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	∞N/A	There is no Drive-Through Service proposed for this project.
<b>2. Shade</b>		

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a. Shade shall be provided for at least 50% of all sidewalks and pedestrian paths	A Shade Study Plan, Elevations and Shade Calculations have been submitted to confirm that the required amount of shade is being provided.	∞Complies
<b>C. Development Transition Standards</b>		
<b>1. Applicability</b> Where a project abuts an affected residential property or duplex dwelling the developing site shall comply with this section ∞This Section 5.12.8.C does not apply. ∞Site is not adjacent to an existing residential single family or duplex dwelling.		
<b>2. Mitigation of Taller Structures</b> Compliance with the following standards is required where the developing site has taller buildings than adjacent affected residential properties:		
a. Within the GIS; the maximum building height is 25 feet within 30 feet of the property line adjacent to an affected residential property.	∞N/A, (See preceding comment 5.12.8.C.1 above)	∞N/A
b. Building Bulk Reduction: Where a building façade faces a property line adjacent to a single-family detached 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.	∞N/A (See preceding comment 5.12.8.C.1 above)	∞N/A
c- d. Reduce views into adjacent residential yards from 2 <sup>nd</sup> floor windows and balconies	∞N/A (See preceding comment 5.12.8.C.1 above)	∞N/A
e. Buildings shall be oriented so as to reduce views onto an affected residential property	∞N/A (See preceding comment 5.12.8.C.1 above)	∞N/A
f. Buffers and/or screening shall be provided between a developing site and affected residential properties	∞N/A (See preceding comment 5.12.8.C.1 above)	∞N/A
<b>3. Mitigation of Service Areas</b>		

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<p>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.</p>	<p>∞Site is not adjacent to an existing residential single family or duplex dwelling. However, the garbage disposal area is located inside the building in a dedicated trash room.</p> <p>∞Garbage pickup is located at the street loading zone. The path with which the trash containers are rolled out to the street for pickup is</p>	<p>∞Complies</p>
<p><b>4. Mitigation of Parking Facilities</b></p>		
<p>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.</p>	<p>∞N/A There is no onsite parking provided for this property.</p>	<p>∞N/A</p>
<p><b>C. Alternative Compliance</b></p>		
<p>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.</p>	<p>∞none</p>	<p>∞Complies</p>
<p><b>D. Utilities</b></p>		
<p>Plans shall include information on the layout and demonstrate availability of utilities such as water, wastewater, natural gas, electric, telecom utilities.</p>	<p>∞Drawings have been submitted as part of the IID Application Package that demonstrates availability of utilities.</p>	<p>∞Complies</p>

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<b>E. Parking</b>		
1.a- b. Parking spaces located on-site or off-site within 1/4 mile of site with a City approved shared parking agreement	∞An Individual Parking Plan (IPP) and IPP Traffic Engineer Statement (dated 6/28/23) has been submitted for approval by the PDSD Director	∞Compliant pending approval of a Shared Parking Agreement with 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.	∞An Individual Parking Plan (IPP) and IPP Traffic Engineer Statement (dated 6/28/23) has been submitted for approval by the PDSD Director	∞Compliant pending approval of a Shared Parking Agreement with Park Tucson.
3. Where Parking is provided, the parking area must comply with the standards of Section 7.4.6.C and D.	∞An Individual Parking Plan (IPP) and IPP Traffic Engineer Statement (dated 6/28/23) has been submitted for approval by the PDSD Director	∞Compliant pending approval of a Shared Parking Agreement with Park Tucson.
4. Parking must be in a parking structure with the ground floor of the parking structure screened from view.	∞An Individual Parking Plan (IPP) and IPP Traffic Engineer Statement (dated 6/28/23) has been submitted for approval by the PDSD Director	∞Compliant pending approval of a Shared Parking Agreement with Park Tucson.
<b>5.12.10 DOWNTOWN CORE SUBDISTRICT (DCS)</b>		
<b>A. Permitted Uses</b>		
Per Section 5.12.9.A.	∞Proposed Uses: Multi-family	∞Complies
<b>B. Standards</b>		
1. Max building height may be increased up to 60' unless Zoning allows a greater height.	∞none	∞Complies
2. I-1 and I-2 allowable height.	∞N/A	∞N/A
3. Landscaping shall be in accordance with the City's drought-tolerant plant list.	∞Reference preceding RNA comment	∞Complies
4. Bicycle Parking	∞An Individual Parking Plan (IPP) and IPP Traffic Engineer Statement (dated 6/28/23) has been submitted for approval by the PDSD Director ∞Additional Bicycle Parking has been provide on-site	∞none

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5. Encourage compliance with UDC section 7.7: NPP	∞Refer to comments by Landscape Reviewer	∞Complies
6. RNA Compliance	∞Refer to preceding RNA Comments	∞Complies
<b>C. Exemptions</b>		
1-8.	∞Reference preceding RNA comment	∞none
<b>D. Other Permitted Modifications</b>		
1. Pedestrian Access	∞A direct pedestrian sidewalk link from Ochoa Street to Jackson Street was created across this parcel along the west property line which includes an on-site walking path, raised gardens, an abundance of bicycle parking and plenty of built-in seating and shade.	∞Complies
2. Solid Waste Collection	∞Recommend the loading zone/trash collection area be enlarged to (12'x45') to accommodate both the truck and container ∞The layout of the room in relation to the chutes does not appear to allow for adequate positioning and storage/placement of all 4 containers. Include container placement within the trash room, with all dimensions called out for both the room and containers. ∞Verify that Fiberglass Reinforced Panels (FRP) proposed to be used as wall protection is sufficient to protect the wall from being damaged due to containers being rolled up against wall(s).	∞Complies – Pending approval by Environmental Services of required modifications to the Loading Zone/Trash Collection Area and the Trash/Recycle Room.

**This concludes my Major Design Review of the 1st Submittal for Infill District Case # SD-0723-00081. As the Design Professional I recommend Approval of the project with no conditions.**

**Richard Fe Tom, AIA**  
**Design Professional Reviewer**