SCOPE OF WORK

UNIVERSITY BOULEVARD MIDDLE HOUSING DEVELOPMENT

Location: E. University Boulevard, between N. Echols Avenue and N. 7th Avenue, Tucson, Arizona
Parcel Number: 117-03-2550
Zoning: HR-3 – Historic Residential
Historic District: West University Historic Preservation Zone (WU HPZ)

1. PROJECT DESCRIPTION

The proposed project consists of developing an existing vacant parcel into three separate Middle Housing developments containing a total of twelve residential dwelling units.

The existing property contains approximately **12,197 square feet (0.28 acres)**.

The project proposes dividing the existing parcel into three individual parcels, designated A, B, and C. Each parcel will accommodate four residential dwelling units under the City of Tucson's Middle Housing provisions. The proposed buildings on Parcels A and C will be mirror images of one another, maintaining consistency in architectural design, building proportions, and exterior materials. The building on Parcel B will be slightly larger while incorporating a similar architectural style to maintain a cohesive appearance throughout the development. Both ground-floor entry doors for Building B will be located on the north elevation, providing access from E. University Boulevard.

The architectural design incorporates the applicable Middle Housing requirements while addressing the historic character of the surrounding West University neighborhood.

2. PRELIMINARY DESIGN AND CITY COORDINATION

A pre-application conference was conducted on June 18, 2026, under **TP-PRE-0526-00121**. The meeting included reviews by Site Zoning, Site Engineering, Historic Preservation, Landscape, Transportation, Tucson Water, Fire, and Building Safety.

chuck@cmarchitect-llc.com 520.869.4245

The pre-application review established the following preliminary development criteria:

Development Requirement	City Review Information
Zoning	HR-3
Proposed development	12 residential units
Number of proposed parcels	3
Units per parcel	4
Maximum building height	25′-0″, subject to Historic review
Maximum lot coverage	70%
Standard front setback	20′-0″
Street-side setback	10′-0″
Interior setback	5′-0″
Reduced street setback	10′-0″ under UDC 4.9.7.B.14
Parking	Waiver based on proximity to public transportation or qualifying bikeways

Following the pre-application meeting, additional coordination was conducted with City Zoning staff regarding the front and side yard designations, reduced setbacks, and permitting sequence.

On July 8, 2026, Jeffrey Cassidy advised that the City had discussed the project internally and identified a potential permitting solution allowing Building A to establish the prevailing setback for the remaining developments.

The preliminary approach includes establishing a 10′-0″ front yard setback for Parcel A along N. Echols Avenue, followed by the potential use of a 10′-0″ setback

along University Boulevard for Parcels B and C through a sequenced permitting process.

The project will be designed in accordance with these preliminary discussions, subject to final City review and approval.

3. HISTORIC RESEARCH AND DEVELOPMENT ZONE DOCUMENTATION

Research and documentation of the surrounding historic development zone was completed to establish the existing neighborhood characteristics and evaluate the compatibility of the proposed residential buildings.

Historical research and documentation include:

A. Development Zone Identification

- Coordination with the City of Tucson Historic Preservation Office to establish the applicable development-zone boundaries.
- Coordination with Historic Preservation Officer Desiree Aranda regarding the interpretation of development-zone boundaries, including alleys and adjacent streets.
- Identification and numbering of properties within the established development zone.

B. Existing Building Photographic Documentation

- Field photographic documentation of surrounding buildings.
- Compilation of photographs and corresponding property information into a development-zone reference document.

C. Existing Building Height Analysis

- Evaluation of existing building configurations and architectural characteristics.
- Preparation of preliminary building-height estimates based on photographic documentation.
- Evaluation of roof configurations and overall building massing.

- Preparation of a comparative building-height analysis to assist in establishing appropriate proposed building heights.

The preliminary photographic analysis identified an estimated average existing principal building height of approximately **19’-0”**. These estimates are not field-verified measurements.

D. Historic Architectural Compatibility

- Review of surrounding architectural styles, roof configurations, building proportions, and exterior characteristics.
- Evaluation of proposed building heights in relation to surrounding development.
- Review of building placement, setbacks, and massing.
- Consideration of exterior materials, window configurations, and architectural details appropriate to the historic neighborhood.
- Preparation of supporting documentation demonstrating how the proposed project responds to the character of the development zone.

The photographic inventory and preliminary height analysis will be incorporated into the Historic Review documentation.

4. SITE PLANNING

The June 18, 2026, pre-application comments identified several site-development requirements, including:

- Minor subdivision review for the creation of three parcels, subject to confirmation of the applicable land-division procedure.
- Pedestrian circulation connecting all development areas and adjacent streets.
- Pedestrian access easements where circulation is shared between parcels.
- A new 5′ sidewalk along N. 7th Avenue.
- Accessible pedestrian ramps at N. 7th Avenue and N. Echols Avenue.
- Compliance with applicable Middle Housing landscaping requirements.

- Potential use of existing right-of-way trees toward landscaping requirements, subject to written approval from the City Department of Transportation and Mobility.

chuck@cmarchitect-llc.com 520.869.4245

CITY OF TUCSON GIS

Map Title



Notes

Legend

- Parcels
- World Imagery
- Low Resolution 15ı Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 15cm Resolution Metadata

1: 564



91.1 0 45.55 91.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Development Zone for Parcel #117032550



Notes

Legend

Parcels
Historic Properties
- Listed
- Listed and Local
- Contributor
- Eligible
- Ineligible
- Non-Contributor
- No Data
- Demolished Contribut
- Demolished
- Demolished
- Vacant
- Outside of HD

Major Roads
- Interstate
- State Highways
- Major Roads

Alleys
Historic Preservati Zones
World Imagery
Low Resolution 15 Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
1.2m Resolution Metadata

1: 4,514



728.8 0 364.41 728.8 Feet

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Building 1 +/-13’-0”
741 N 7th Ave





chuck@cmarchitect-llc.com 520.869.4245

Building 2 +/-15’-0”
740 N Echols Ave



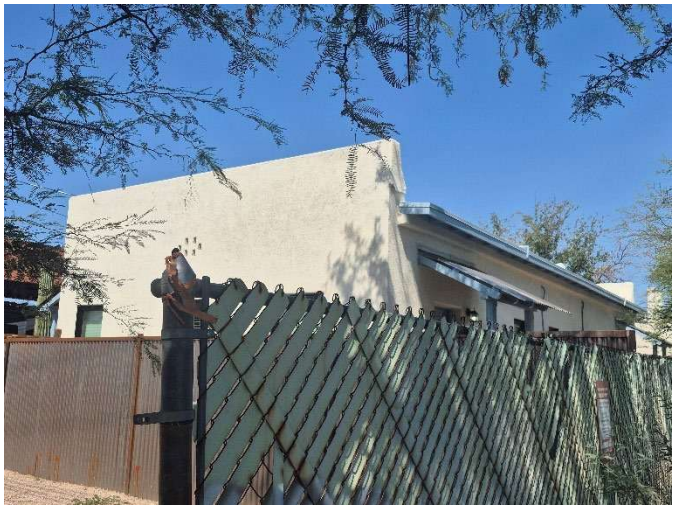




chuck@cmarchitect-llc.com 520.869.4245

Building 3 +/-15’-0”
717 N Echols Ave Unit D







chuck@cmarchitect-llc.com 520.869.4245

Building 4 +/-18’-0”
25 - 27 E 4th St







chuck@cmarchitect-llc.com 520.869.4245

Building 5 +/-18’-0”

29 E 4th St





Building 6 +/-20’-0”
705 N 7th Ave





Building 7 +/-20’-0”
717 N 7th Ave





Building 8 +/-24’-0”
727 N 7th Ave





Building 9 +/-19'-0"
739 N 7th Ave







Building 10 +/-18’-0”
102 E University Blvd





Building 11 +/-19’-0”
Buildings 21_22 -728 n 7th ave +/- 12’-0”











Building 12 +/- 19’-0”
720 N 7th Ave





Building 13 +/-19’-0”
712 N 7th Ave





chuck@cmarchitect-llc.com 520.869.4245

Building 14 +/- 21’-0”
700 N 7th Ave







chuck@cmarchitect-llc.com 520.869.4245

Building 15 +/-18’-0”
131-133 E 4th St





Building 16 +/-21’-0”
705 N 6th Ave



Building 17 +/-20’-0”
717 N 6th Ave





Building 18 +/-20'-0"
729 N 6th Ave



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Building 19 +/-20’-0”
737 N 6th Ave



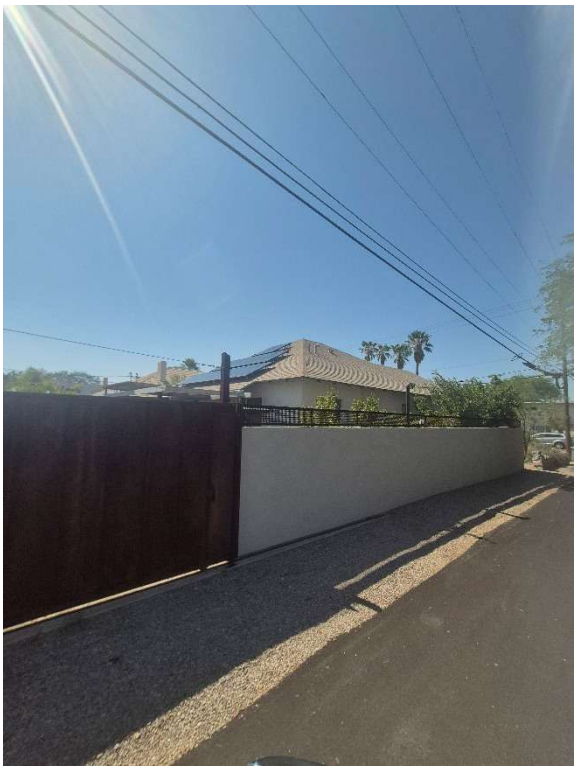
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Building 20 +/-23’-0”
144 E University Blvd





Building 23 +/-16’-0”
130 E University Blvd









Building 24 +/-15’-0”
110 E University Blvd



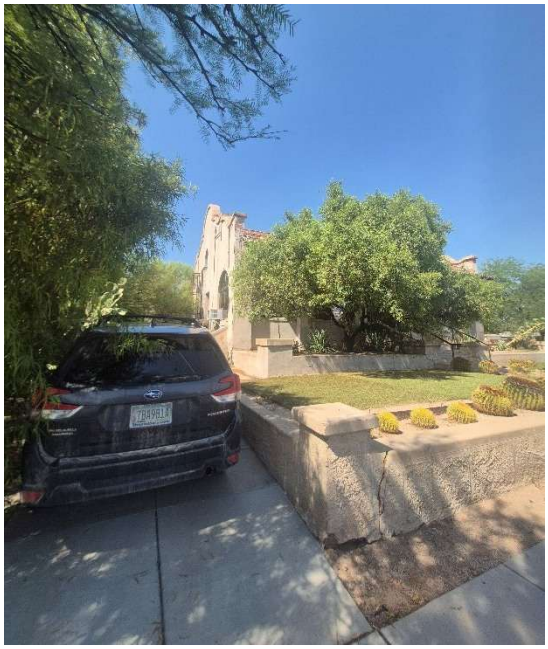
Building 25 unable to determine height
127 E University Blvd



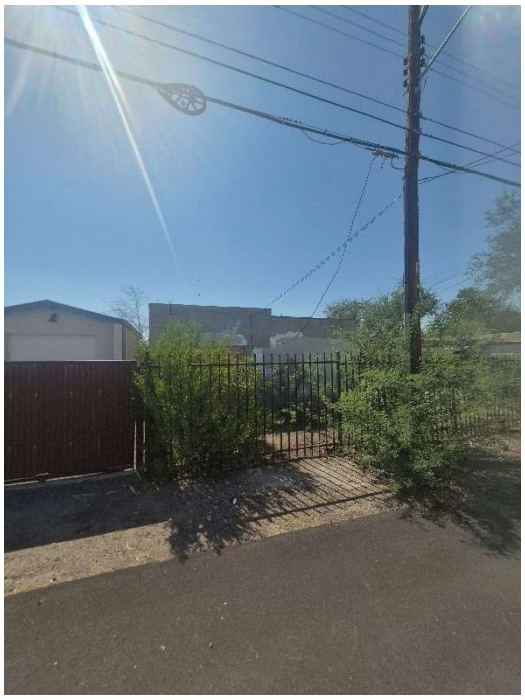
Building 26 +/-28’-0”
145 E University Blvd

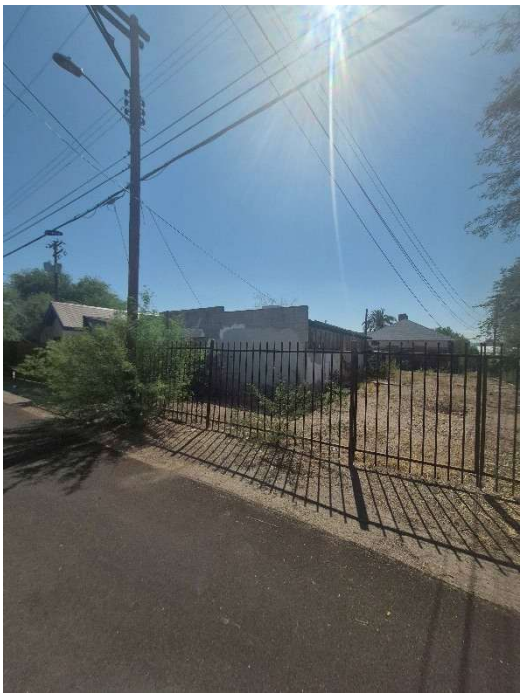






Building 27 +/-14’-0”
830 N 7th Ave





Building 33 +/- 19’-0”



Building 28 +/-13'-0"
122 E 2nd St





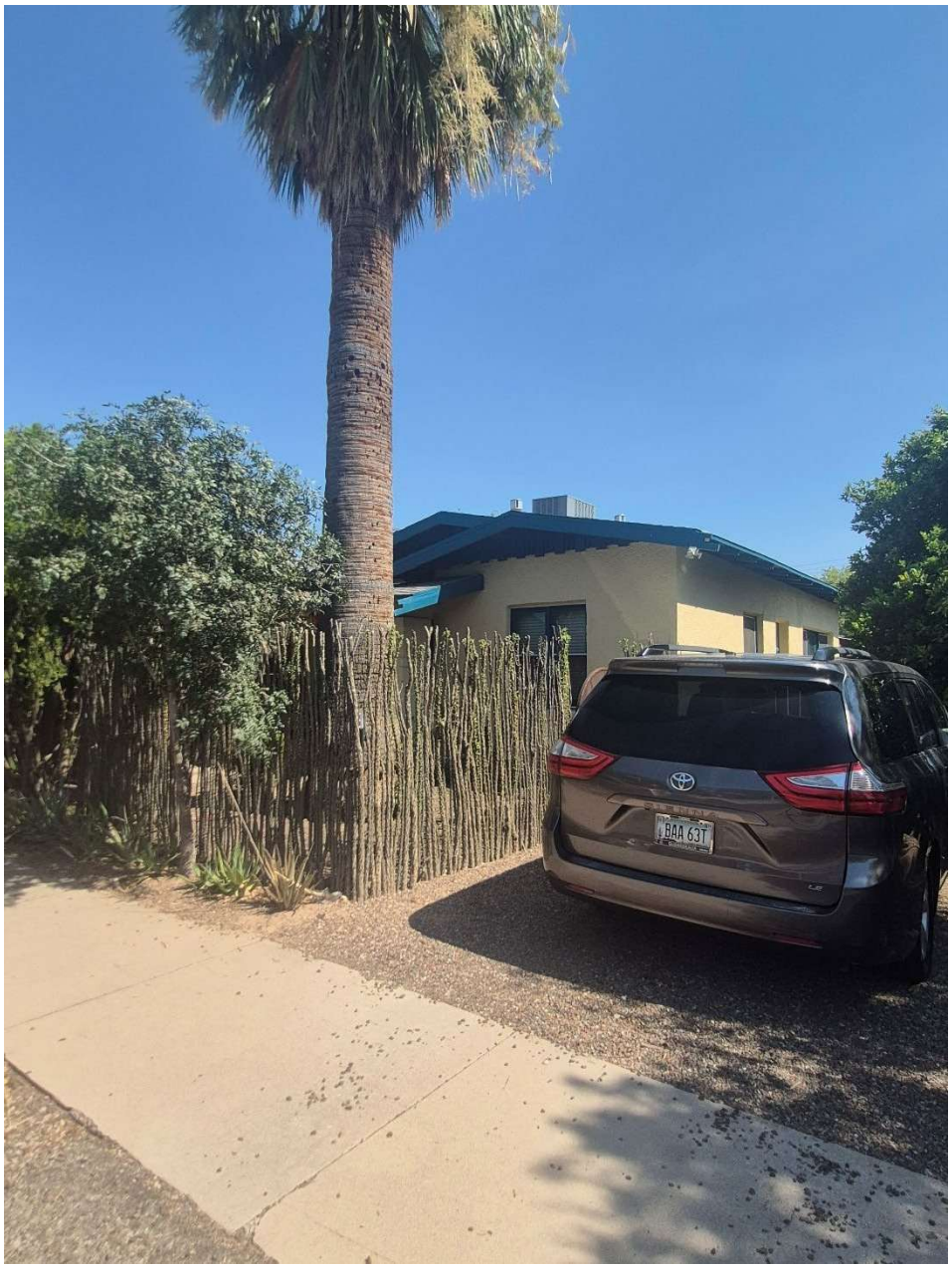
Building 29 +/-15'-0"







Building 30 +/-13’-0”
116 E 2nd St



Building 31 +/-14’-0”
110 E 2nd St





Building 32 +/-15’-0”
104 E 2nd St

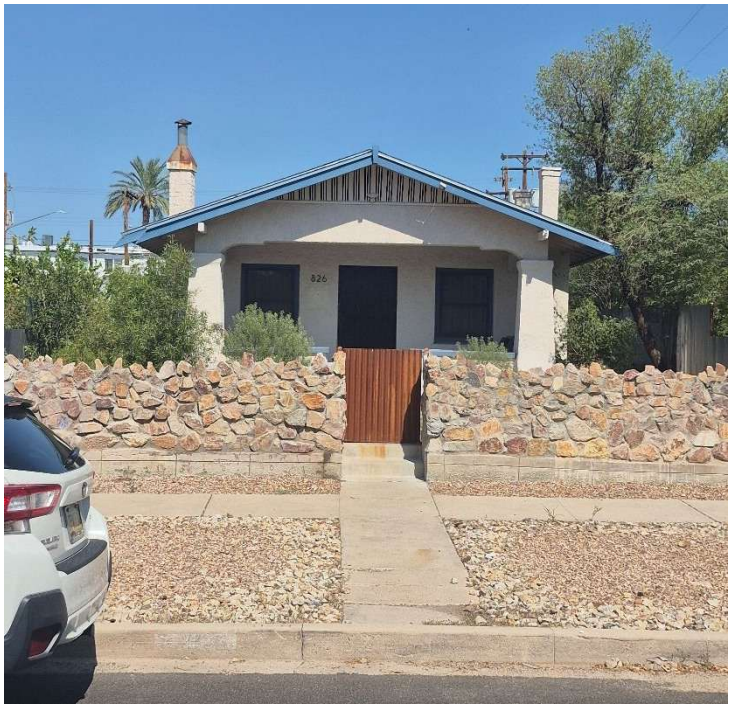








Building 34 +/-17’-0”
826 N 7th Ave





Building 35 +/-16’-0”
35-37 E University Blvd





Building 36 +/-22’-0”
823-827 N 7th Ave









Building 37 +/-19’-0”
829 N 7th Ave





Building 38 +/-20’-0”
833 N 7th Ave





Building 39 +/-19’-0”
837 N 7th Ave

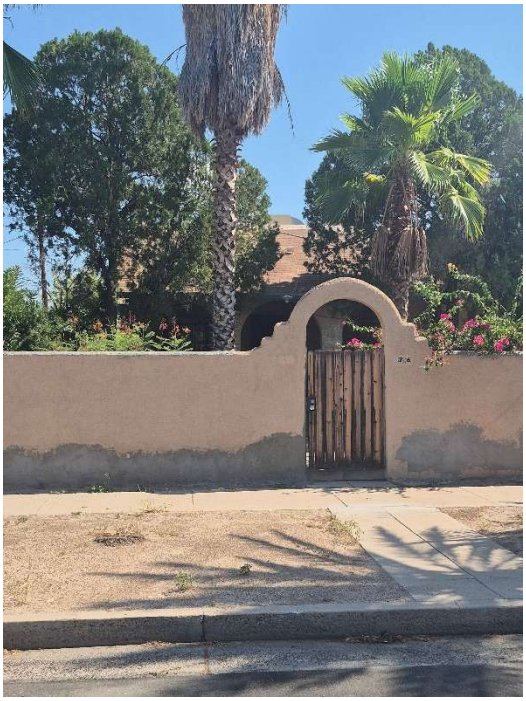




Building 40 +/-14’-0”
26 E 2nd St









Building 41 +/-22'-0"
25 E University Blvd







Building 42 +/-15’-0”
29 E University Blvd







Parcel ID

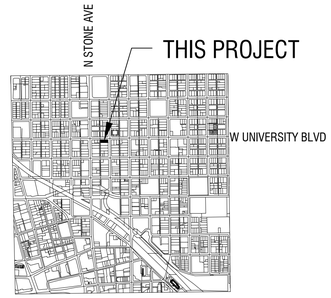
117-03-2550

Legal Description

TUCSON LOT 1 BLK 38

Owner

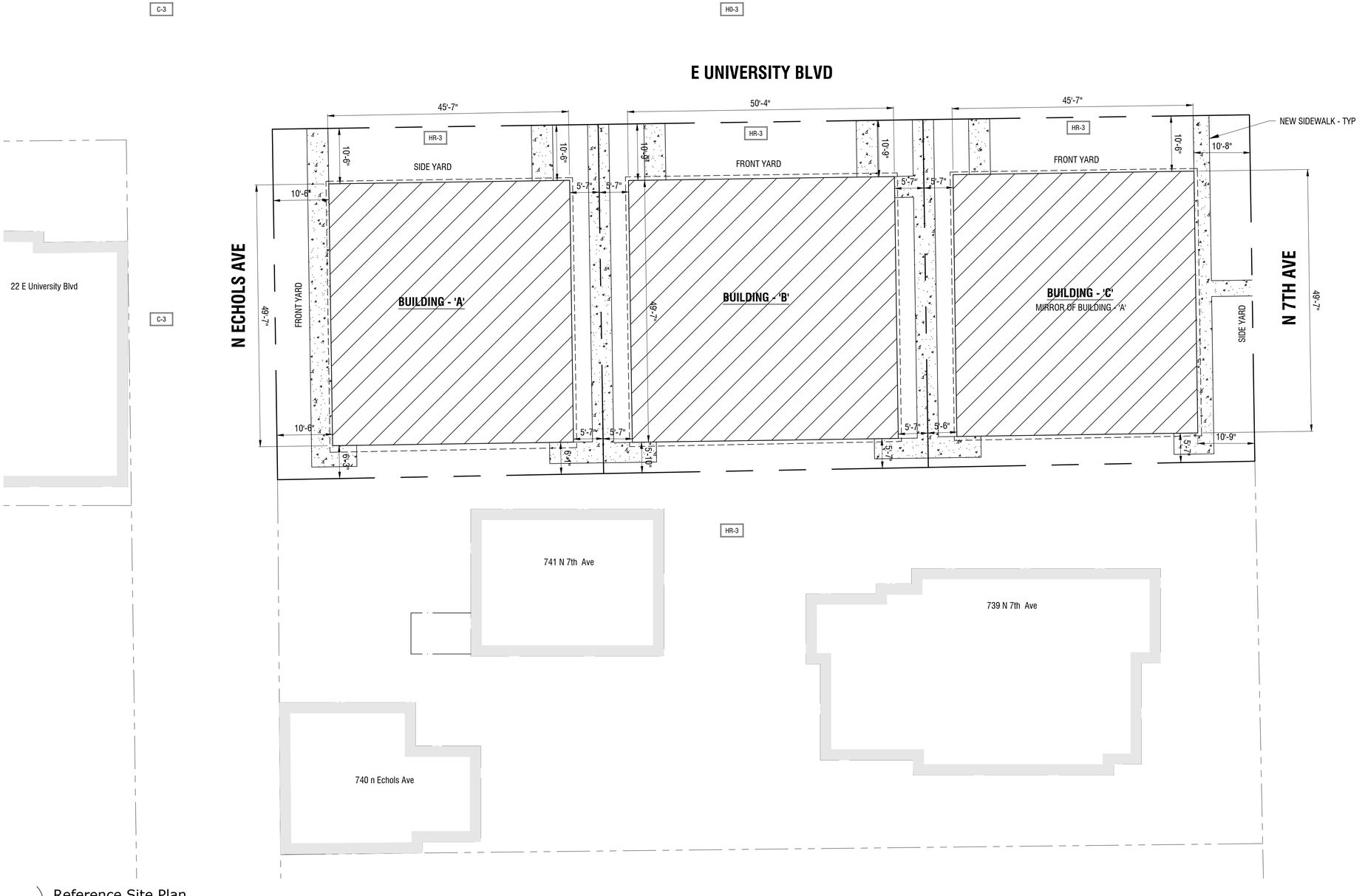
LIBERTY FEDERAL FUND LLC
314 E MAGEE RD
TUCSON AZ 85704-7204



A Location Map
NTS
Township 14S, Range 13E, Section 12

NOT FOR CONSTRUCTION

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chuck@cmarchitect-llc.com
520.869.4245



B Reference Site Plan
1" = 10'-0"

University MH

Middle Housing

117-03-2550
Tucson, Arizona 85705

REVISIONS

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DATE: 26.05.21

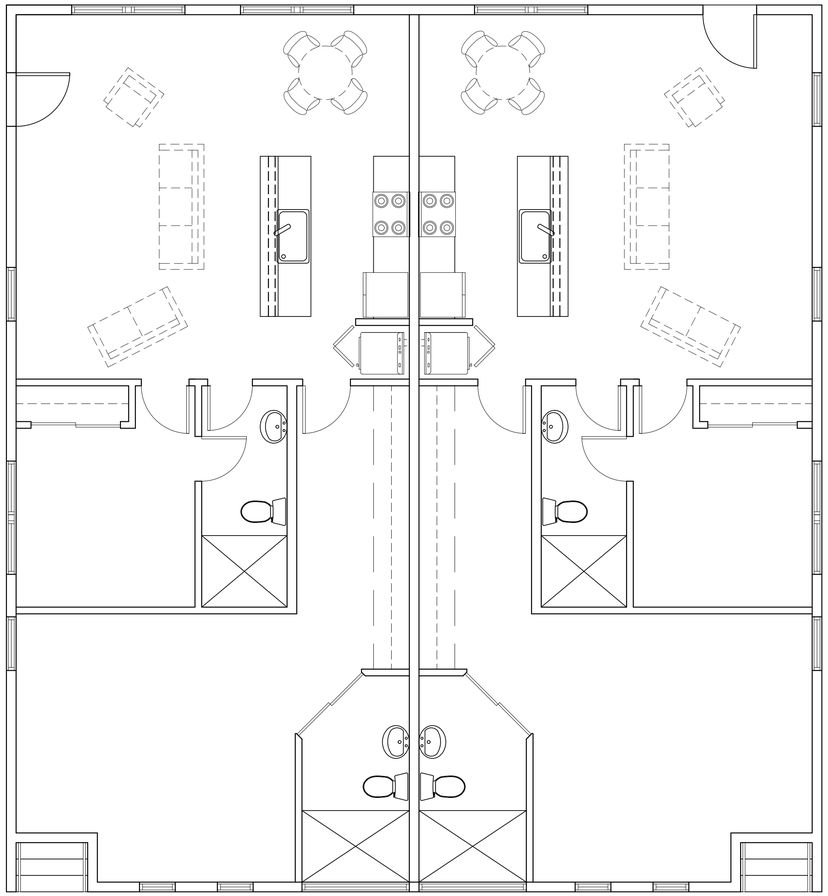
C1

REFERENCE SITE PLAN

1801.02.01

UNIT - '1A'
+/- 1,113 SF

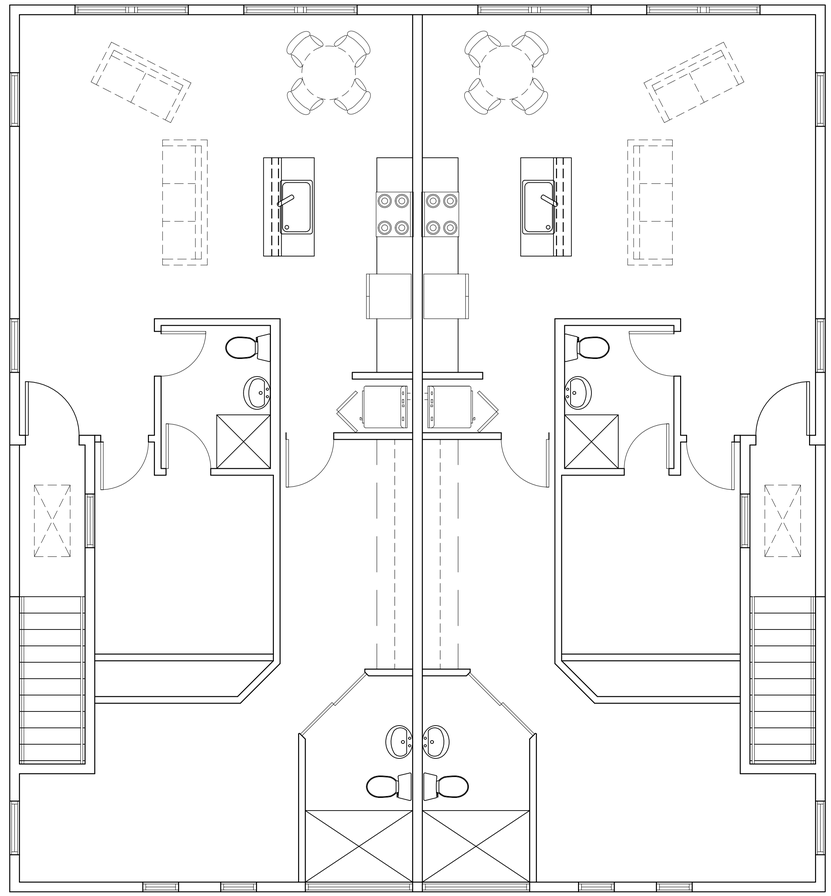
UNIT - '1B'
+/- 1,113 SF



A First Floor Plan
1/4" = 1'-0"

UNIT - '2A'
+/- 1,091SF

UNIT - '2A'
+/- 1,091SF



B Second Floor Plan
1/4" = 1'-0"

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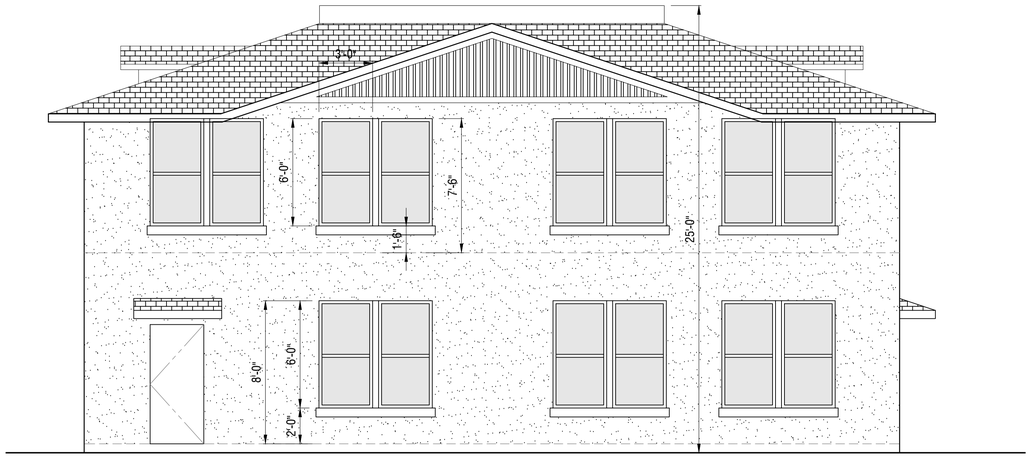
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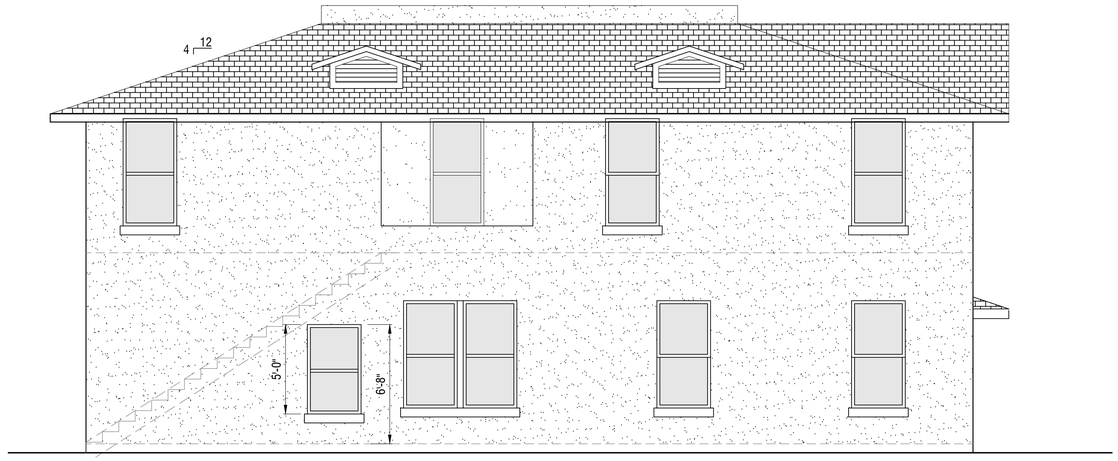
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FLOOR PLAN

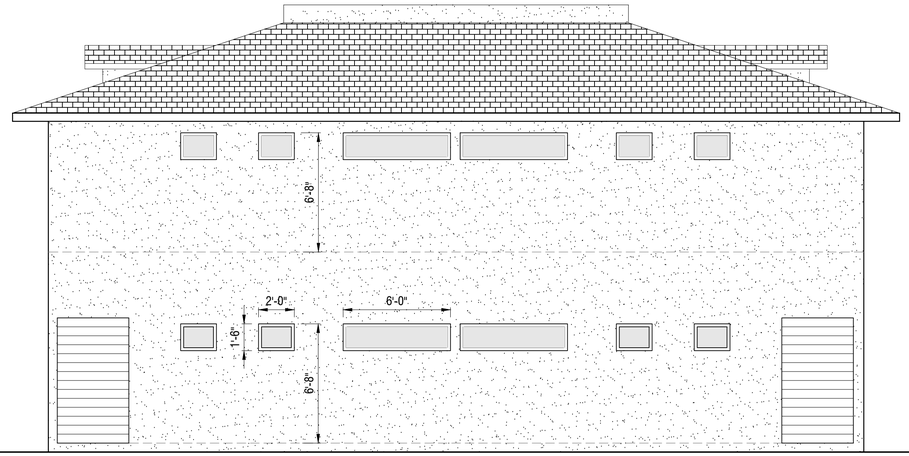
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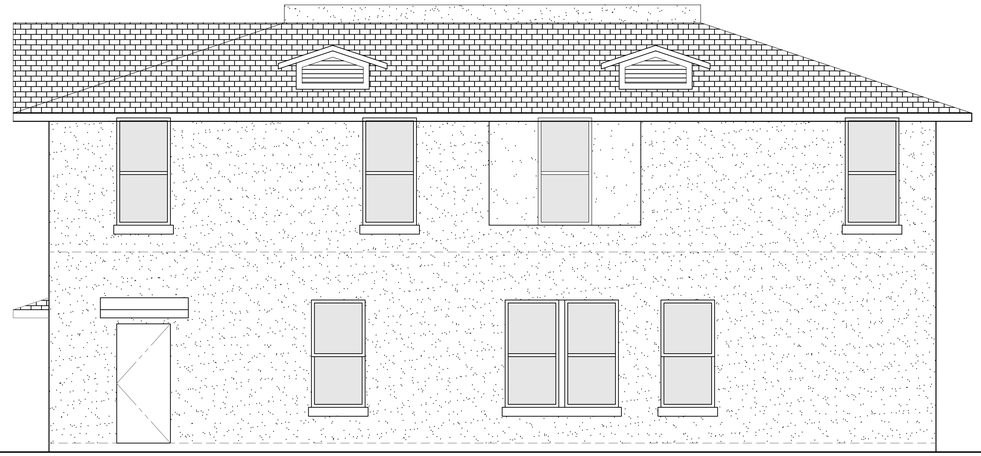
A North Elevation
1/4" = 1'-0"



B East Elevation
1/4" = 1'-0"



C South Elevation
1/4" = 1'-0"



D West Elevation
1/4" = 1'-0"

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CMA rchitect, llc
chuck@cmarchitect-llc.com
520.869.4245

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DATE: 26.05.21

A2

BUILDING ELEVATIONS

1801.02.01

07.10.26



chuck@cmarchitect-llc.com 520.869.4245



chuck@cmarchitect-llc.com 520.869.4245



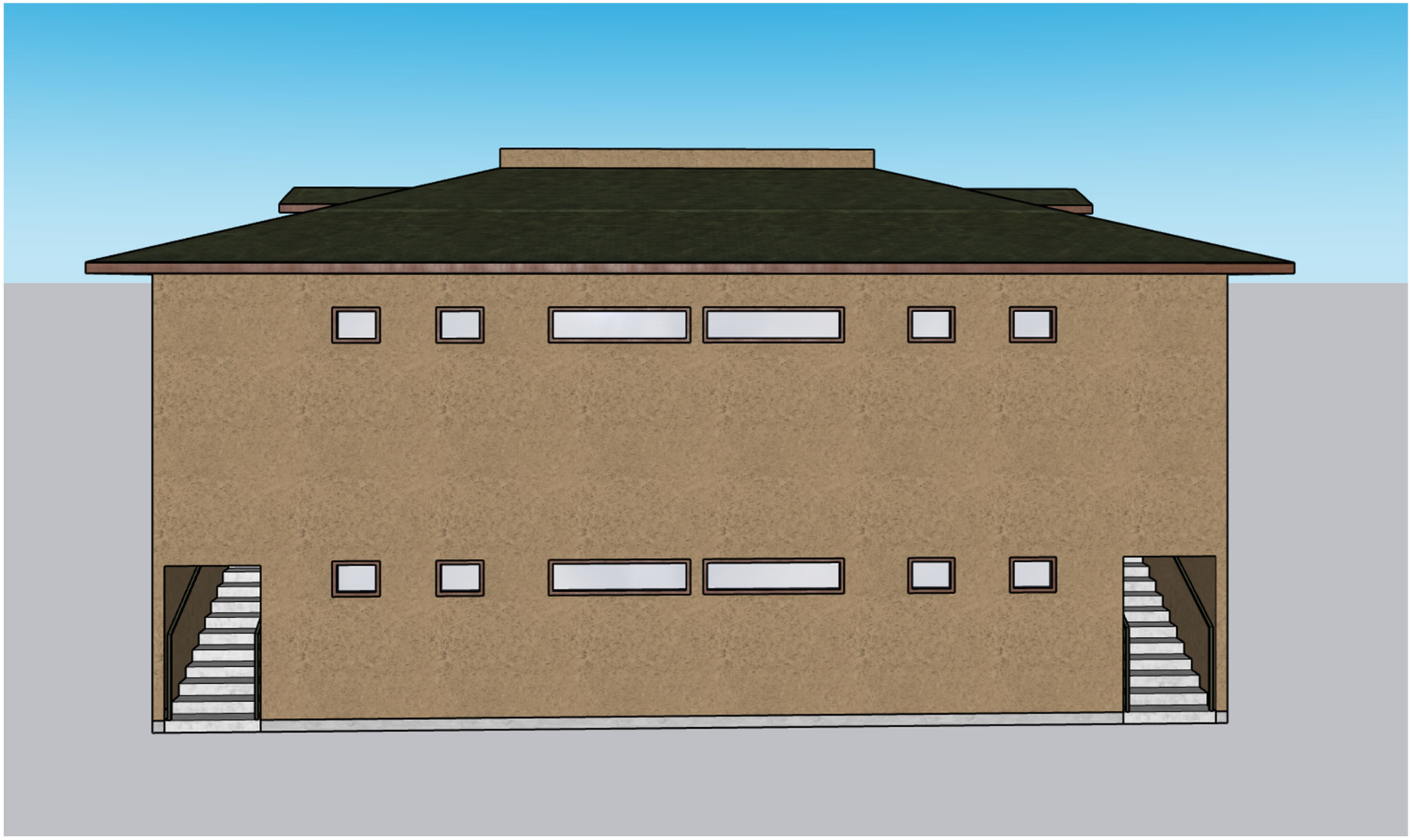
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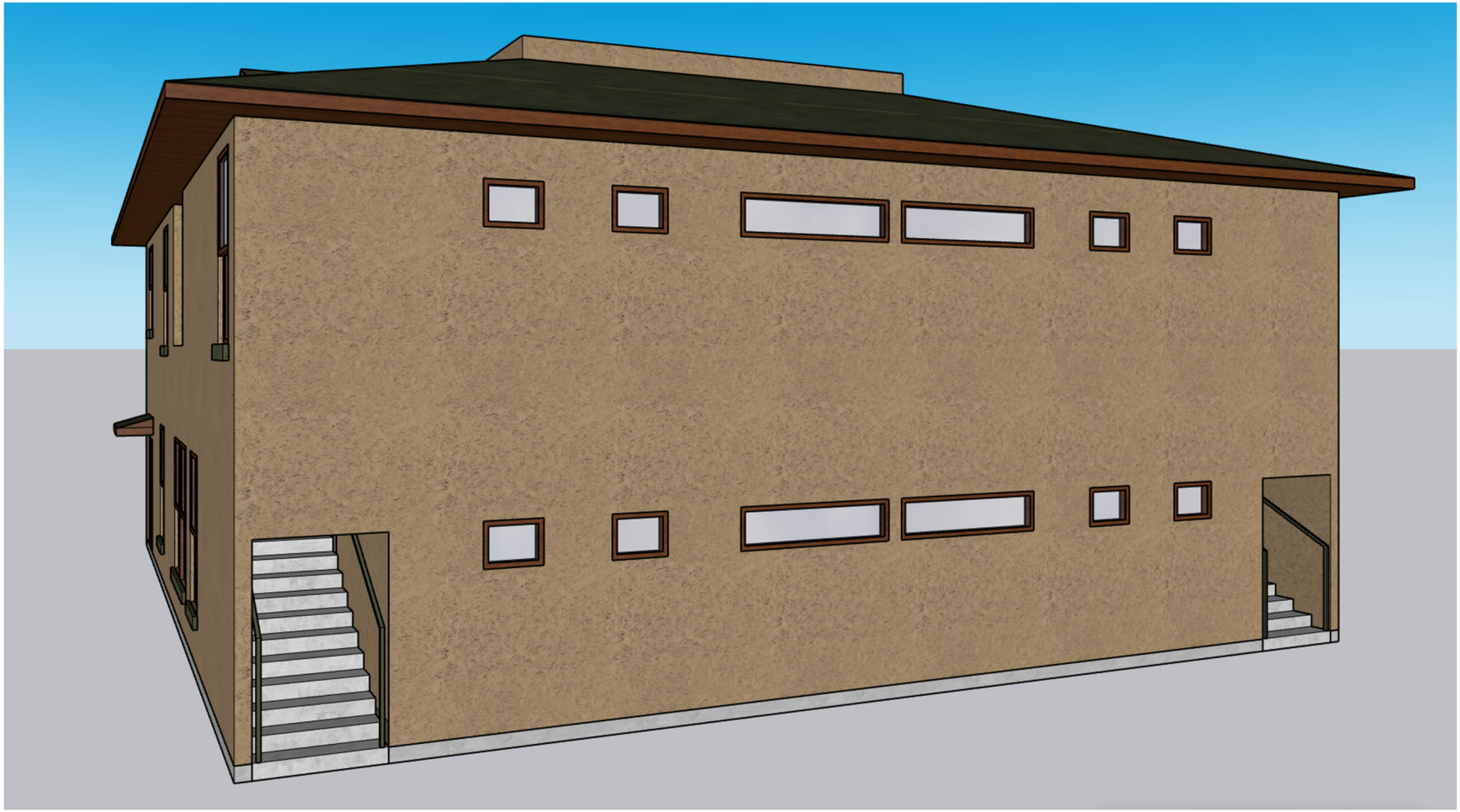
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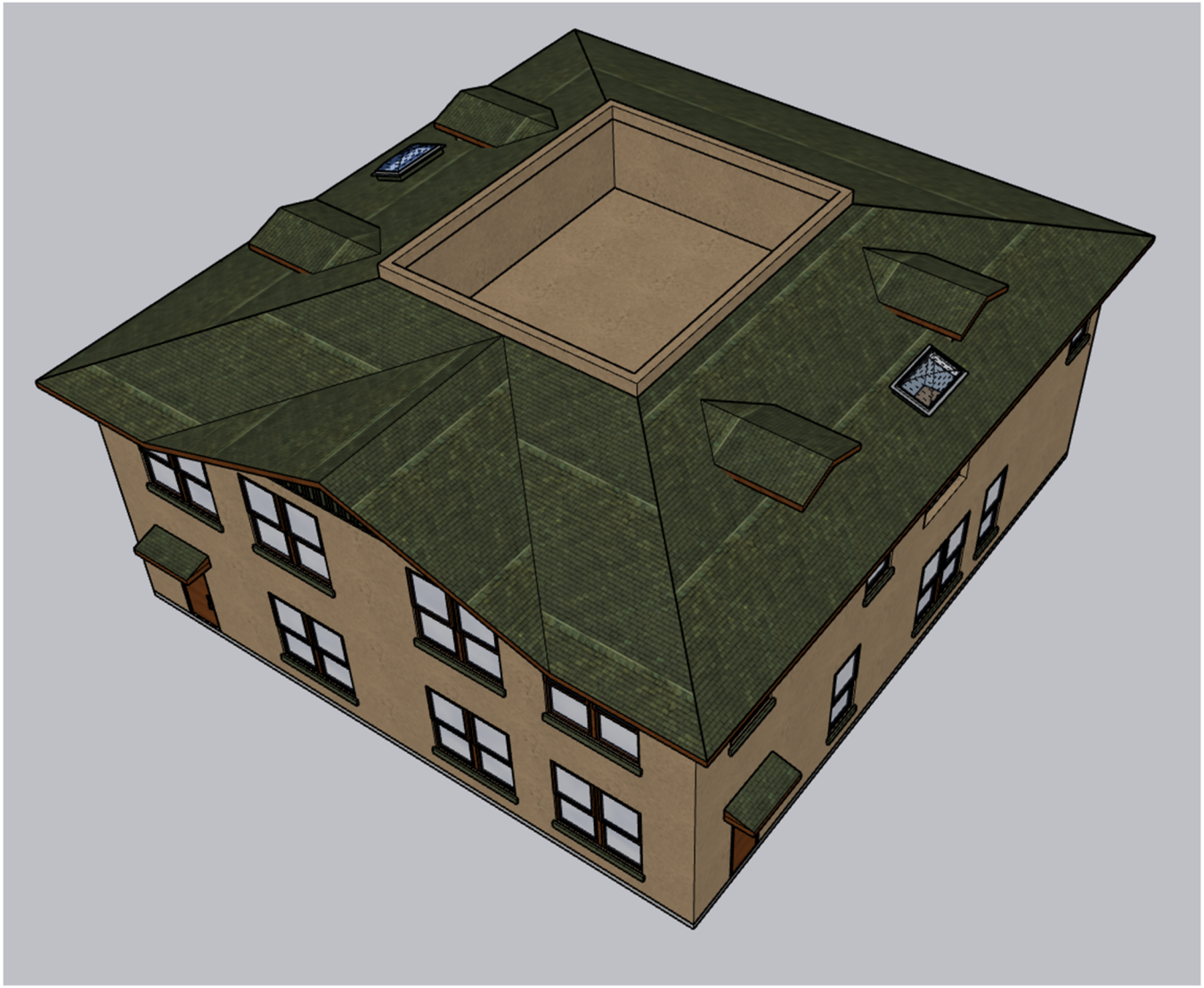
chuck@cmarchitect-llc.com 520.869.4245



chuck@cmarchitect-llc.com 520.869.4245



chuck@cmarchitect-llc.com 520.869.4245



chuck@cmarchitect-llc.com 520.869.4245