

# Project Narrative

521 E University Blvd, Tucson, AZ 85705

THT Kate Arthur Duplex ADU | Parcel 117-03-0310 | Zoning HR-3

West University Historic District

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## Project Purpose

The owner proposes to build a new two-unit residential structure at the rear of 521 E University Blvd. The existing 1,831 sq ft single-family residence at the front of the lot stays in place. The new building sits at the back of the lot next to the alley, so the University Boulevard streetscape is unchanged. The project adds two housing units in the West University Historic District, within walking distance of the University of Arizona, consistent with the City of Tucson's middle housing goals.

## Proposed Structure

The new building contains two side-by-side units, each three levels tall. The ground level is a garage with two parking spaces per unit (436 sq ft per unit, 872 sq ft total). Above the garage are two floors of living space per unit: a 436 sq ft first floor, a 416.48 sq ft second floor, and a 19.59 sq ft balcony. That comes to 1,704.81 sq ft of new livable space across both units, plus 39.19 sq ft of balconies.

The building has a flat roof with a parapet. The top of the parapet is 31'-4" above the garage floor, or about 32 ft above grade, which is under the 40 ft height limit. The garages face north onto the alley, so vehicles enter from the rear and no new driveway access is needed off University Blvd.

## Site and Setbacks

The lot is 60 ft by 130 ft, for 7,800 sq ft total. Proposed setbacks are:

- 5 ft at the rear (alley)
- 10 ft on the street side along N Bean Ave
- 5 ft on the west interior side
- 20 ft at the front along University Blvd, where the existing house remains

Total lot coverage is 2,941 sq ft, or 37.7%. An existing gate and a section of 6 ft wood fence will be removed to make room for the new structure.

## Neighborhood Context and Compatibility

The design follows the scale of existing development on this block. The strongest comparable is the two-story rear structure at 541 E University Blvd, which sits behind its primary building and is visible from the alley. The multi-story buildings at 509 and 503 E University Blvd, directly east across N Bean Ave, set further precedent for height and massing on this stretch of University. We are working to obtain the heights of these buildings and will share them as they become available. Street-level and aerial photos of these properties are included.

## Materials

Windows will be aluminum-clad wood, with wood interiors and aluminum exteriors. No vinyl will be used. The roof and parapet materials will match neighboring properties. Exterior colors and finishes will follow the district guidelines and any direction from the board.

## **Working with the District**

We intend to comply with the district's requirements, including any adjustments to colors, heights, or other design elements the board identifies. The property owner holds several properties in the West University Historic District. Our goal with this first project is to understand the review process and the compliance requirements, so that we can work with the district on this and future projects.

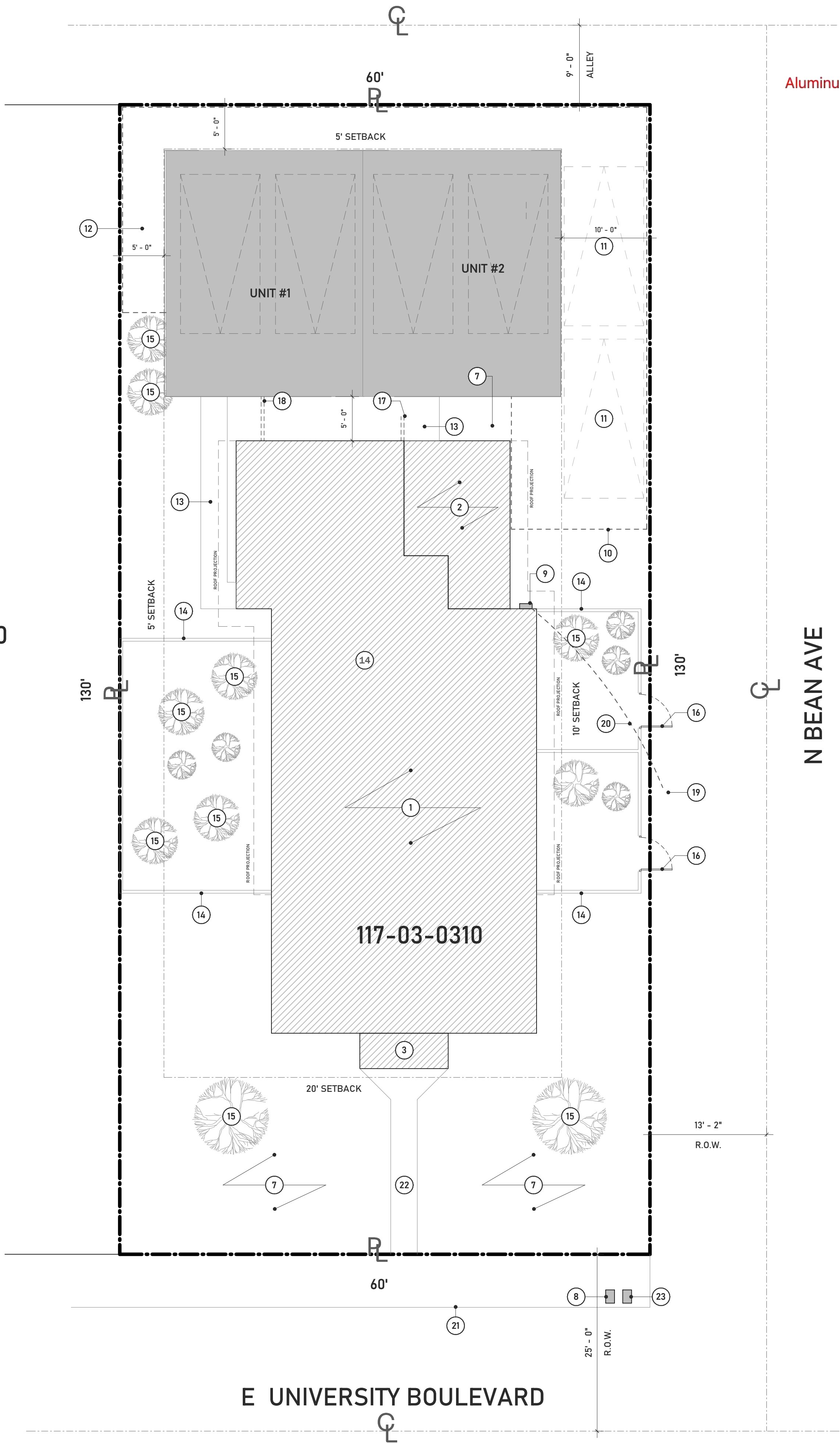
## **Submittal Contents**

Site plan (G.1), schematic floor plans and elevations (E0.1), materials list, and a photo exhibit of 521, 541, 509, and 503 E University Blvd.

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Prepared by Juan Romero, Director of Pre-Construction & Operations, Tiny Homes of Tucson  
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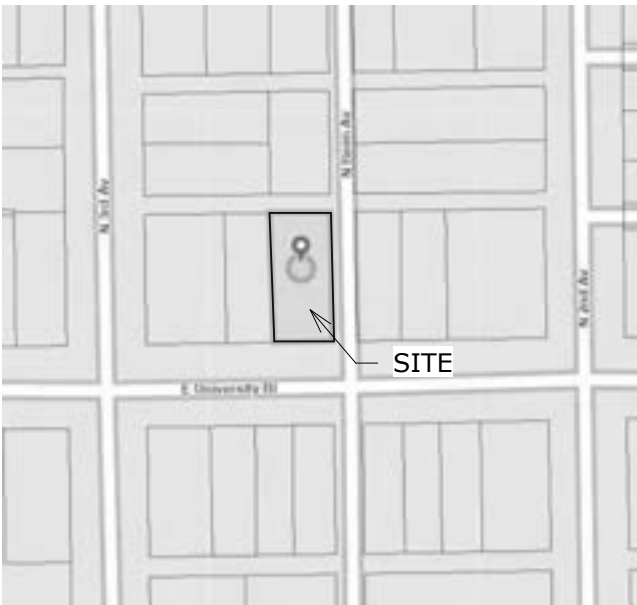
117-03-0300



N BEAN AVE

Windows:  
Aluminum or metal clad wood windows - interior wood exterior aluminum

VICINITY MAP



KEYNOTES

- 1 (E) 1,831 S.F. LIVABLE AREA (SFR)
- 2 (E) 198 S.F. COVERED PATIO (SFR)
- 3 (E) 40 S.F. PORCH (SFR)
- 4 (N) 1,744 S.F. PROPOSED DWELLING (872 S.F. PER UNIT)
- 5 (N) 19.59 S.F. PROPOSED BALCONY
- 6 (N) 436 S.F. GARAGE
- 7 (E) 2" OF 1/4" GRAVEL CONTAINED WITHIN A PERMANENT BORDER
- 8 (E) SEWER REGISTRY
- 9 (E) 200 AMP ELECTRICAL PANEL
- 10 (E) DRIVEWAY & PARKING SPACE 1,752 S.F.
- 11 (E) 9'-6" x 18'-0" CAR SPACE
- 12 (E) LANDSCAPE
- 13 (E) PAVER WALKWAY
- 14 (E) 6' H WOOD FENCE
- 15 (E) TREE
- 16 (E) GATE
- 17 (E) GATE TO BE REMOVED
- 18 (E) 6' H WOOD FENCE TO BE REMOVED
- 19 (E) ELECTRICAL POWER POST- PG&E
- 20 (E) ONE
- 21 (E) SIDEWALK
- 22 (E) CONCRETE WALKWAY
- 23 (E) WATER METER

SITE LEGEND

- EXISTING AREAS
- NEW CONSTRUCTION AREA
- SEWER LINE
- WATER LINE
- UNDERGROUND ELECTRICAL SERVICE
- PROPERTY LINE

SCOPE OF WORK

- 1. (N) 872 S.F. 1ST FLOOR (436 S.F. PER UNIT)
- 2. (N) 832.81 S.F. 2ND FLOOR (416.40 S.F. PER UNIT)
- 3. (N) 39.19 S.F. 2ND FLOOR - BALCONIES (19.59 S.F. PER UNIT)
- 4. (N) 872 S.F. GARAGE (436 S.F. PER UNIT)

DATA

LOT ADDRESS: 521 E UNIVERSITY BL  
TUCSON, AZ 85705  
PARCEL NUMBER: 117-03-0310  
SUBDIVISION: C.O.T. RESUB  
LOT: 13 BLK 24  
LOT AREA: 7,800 S.F.  
ZONING: HR-3  
OWNERS NAME: TAPS ALE HOUSE LLC

LOT COVERAGE

|                                         |                                    |
|-----------------------------------------|------------------------------------|
| EXISTING<br>LIVABLE (SFR)               | 1,831 S.F.                         |
| COVERED PATIO (SFR)                     | 198 S.F.                           |
| PORCH (SFR)                             | 40 S.F.                            |
| NEW<br>1ST FLOOR-LIVABLE                | 872.00 S.F. (436 S.F. PER UNIT)    |
| 2ND FLOOR - LIVABLE                     | 832.81 S.F. (416.40 S.F. PER UNIT) |
| 2ND FLOOR - BALCONIES                   | 39.19 S.F. (19.59 S.F. PER UNIT)   |
| GROUND FLOOR GARAGE                     | 872.00 S.F. (436 S.F. PER UNIT)    |
| TOTAL LIVABLE                           | 3,535.81 S.F.                      |
| LOT COVERAGE<br>2,941 S.F. / 7,800 S.F. | 37.70 %                            |

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THT KATE ARTHUR  
DUPLEX ADU

521 E UNIVERSITY BL  
TUCSON, AZ 85705

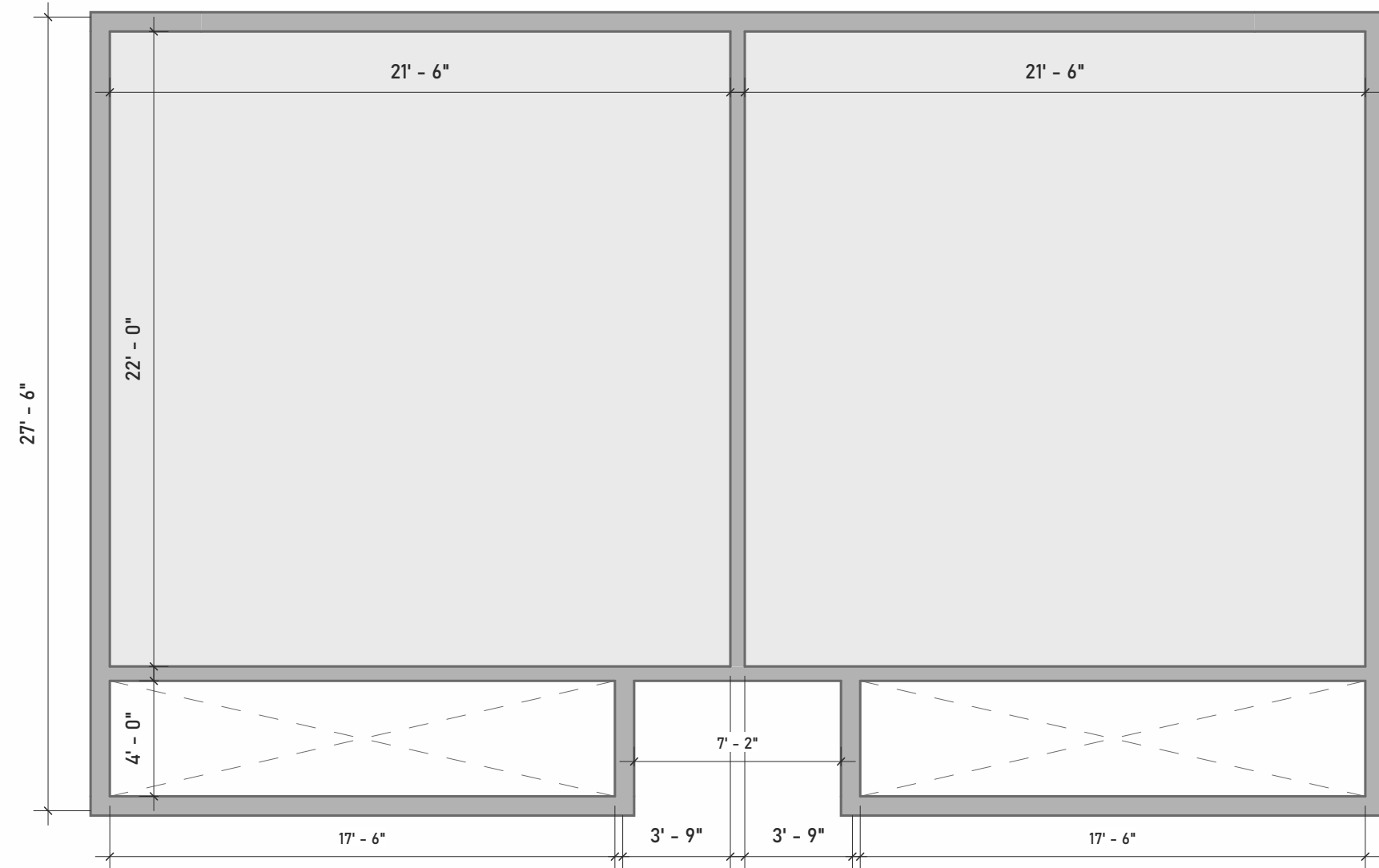
REV.

DATE

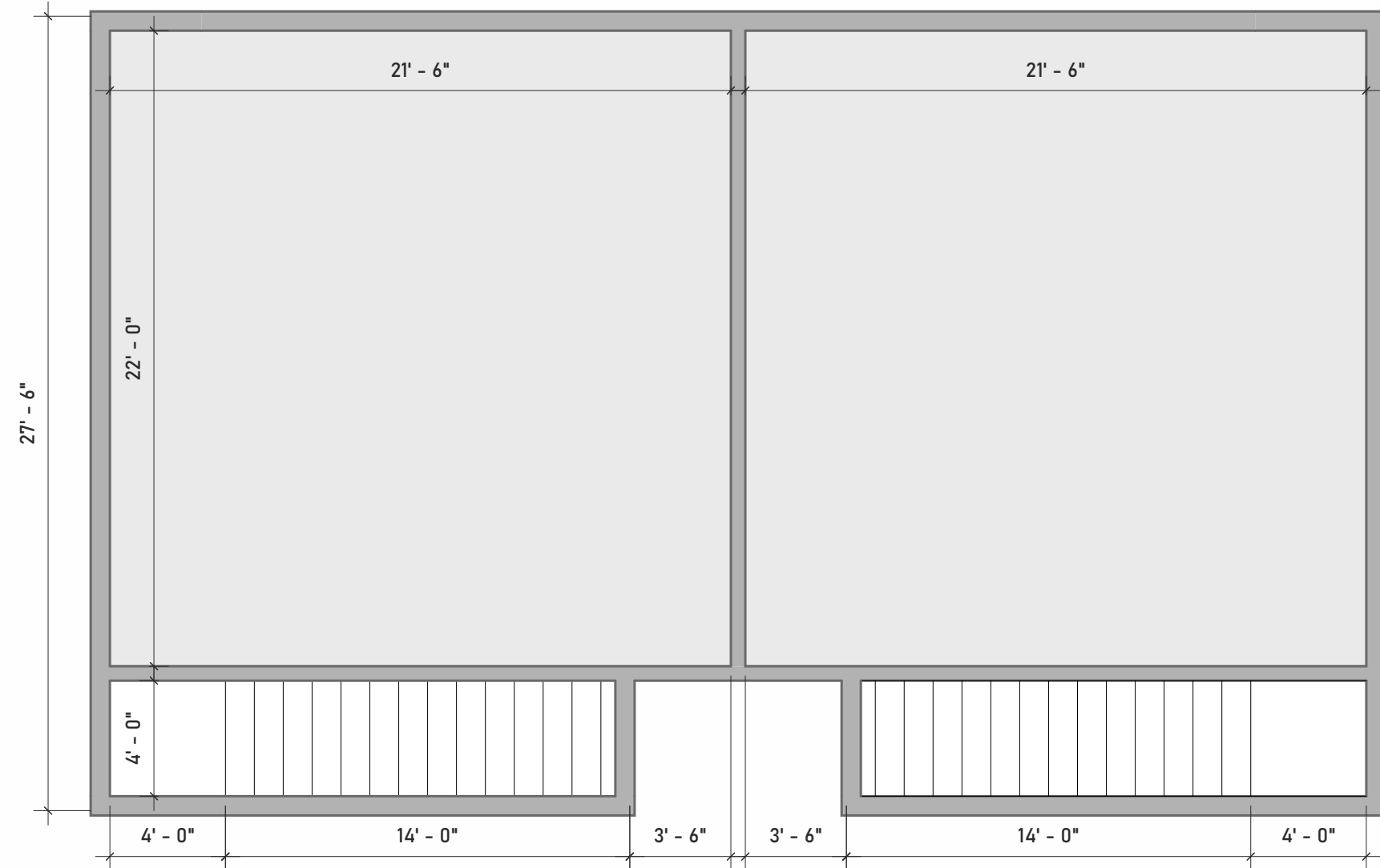
CONSULTING

G.1

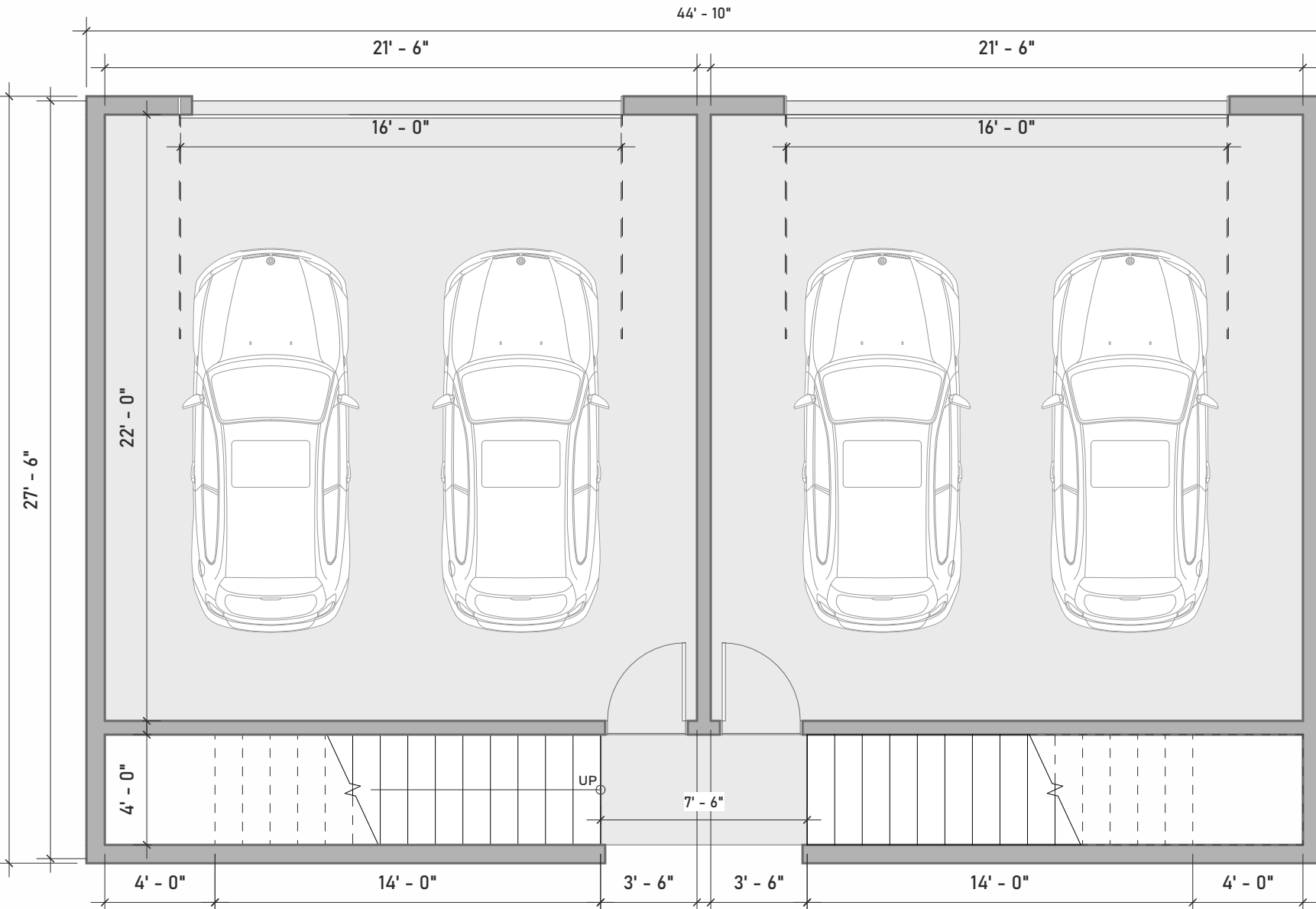
SITE PLAN



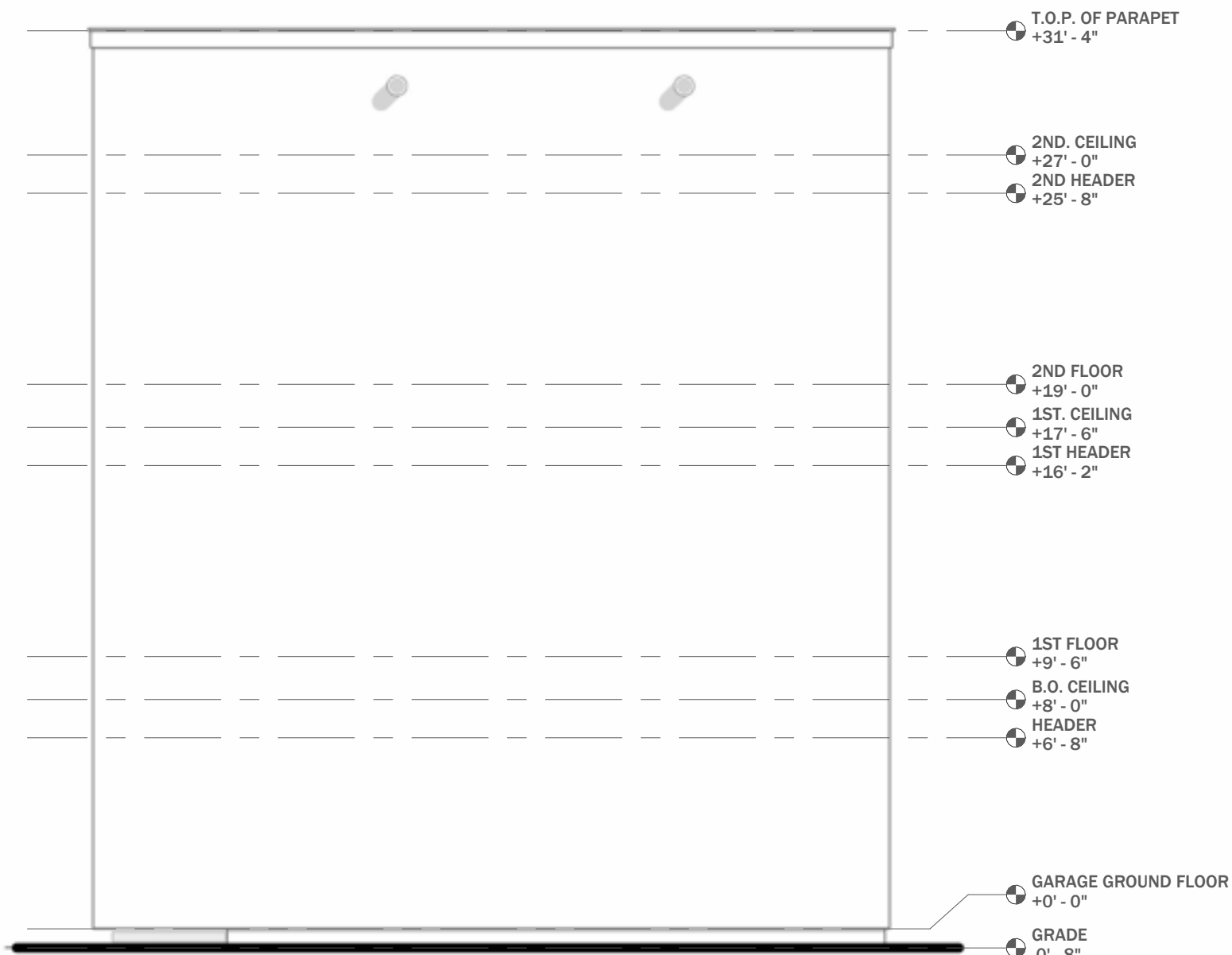
2ND FLOOR LEVEL



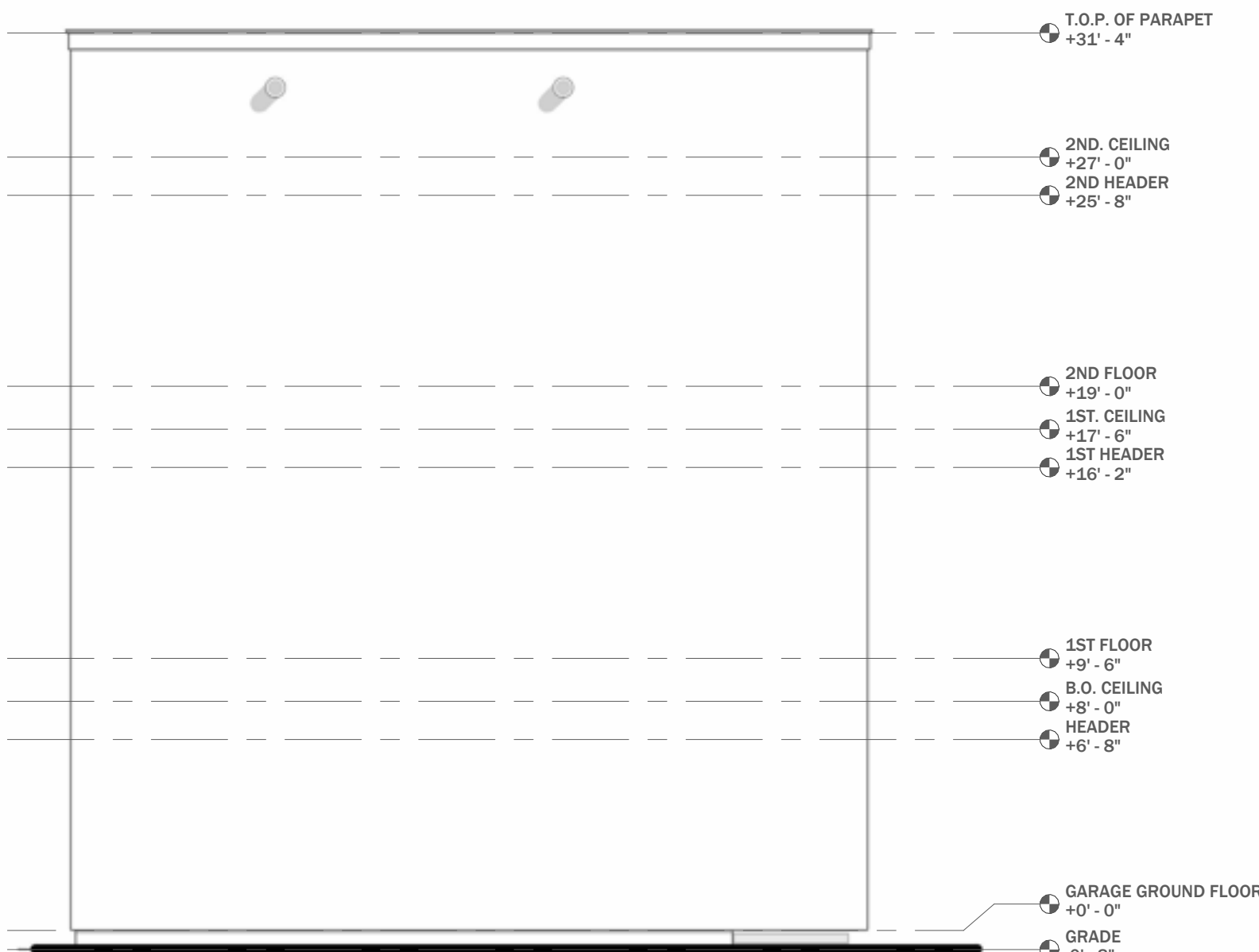
1ST FLOOR LEVEL



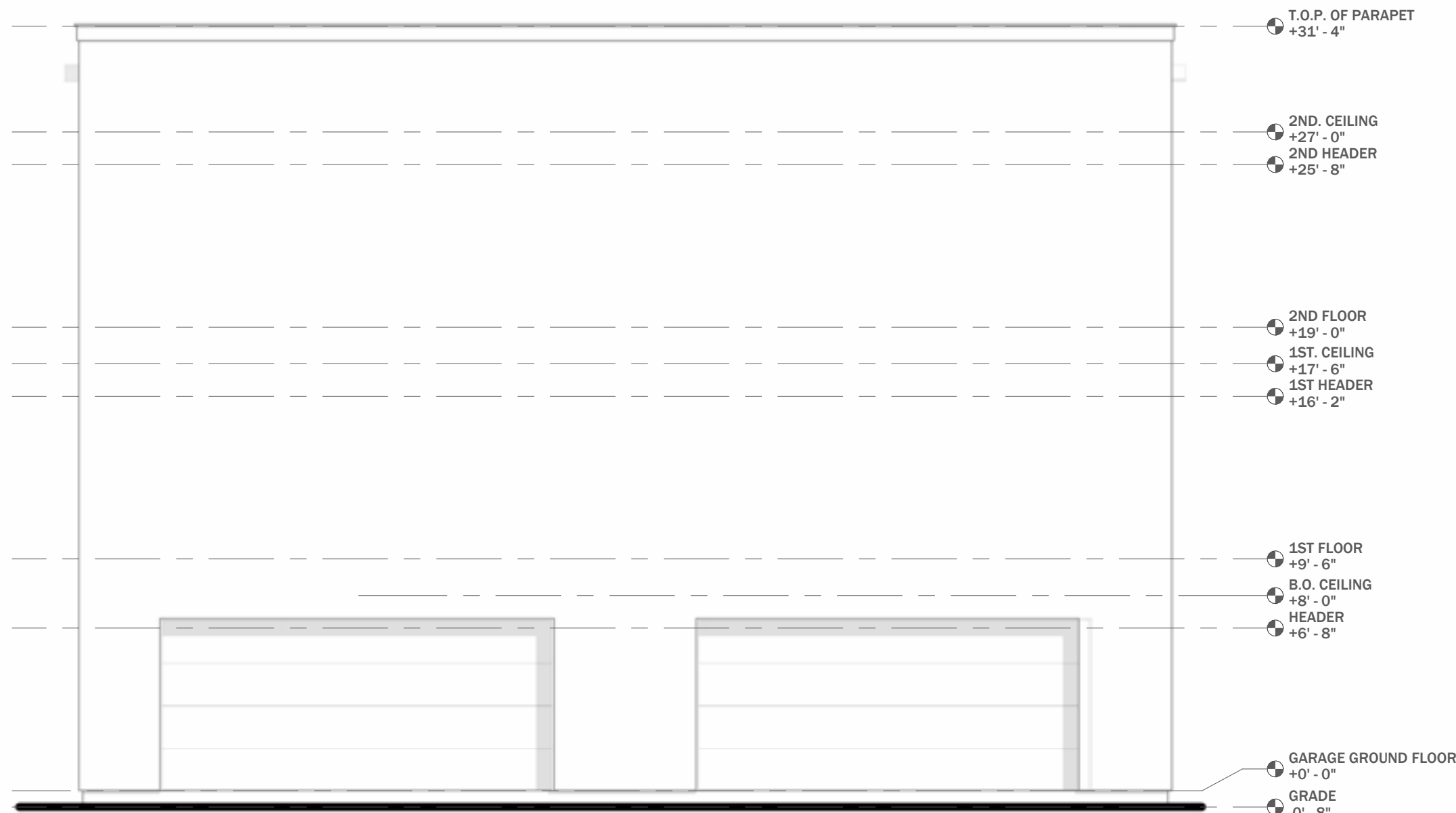
GARAGE LEVEL



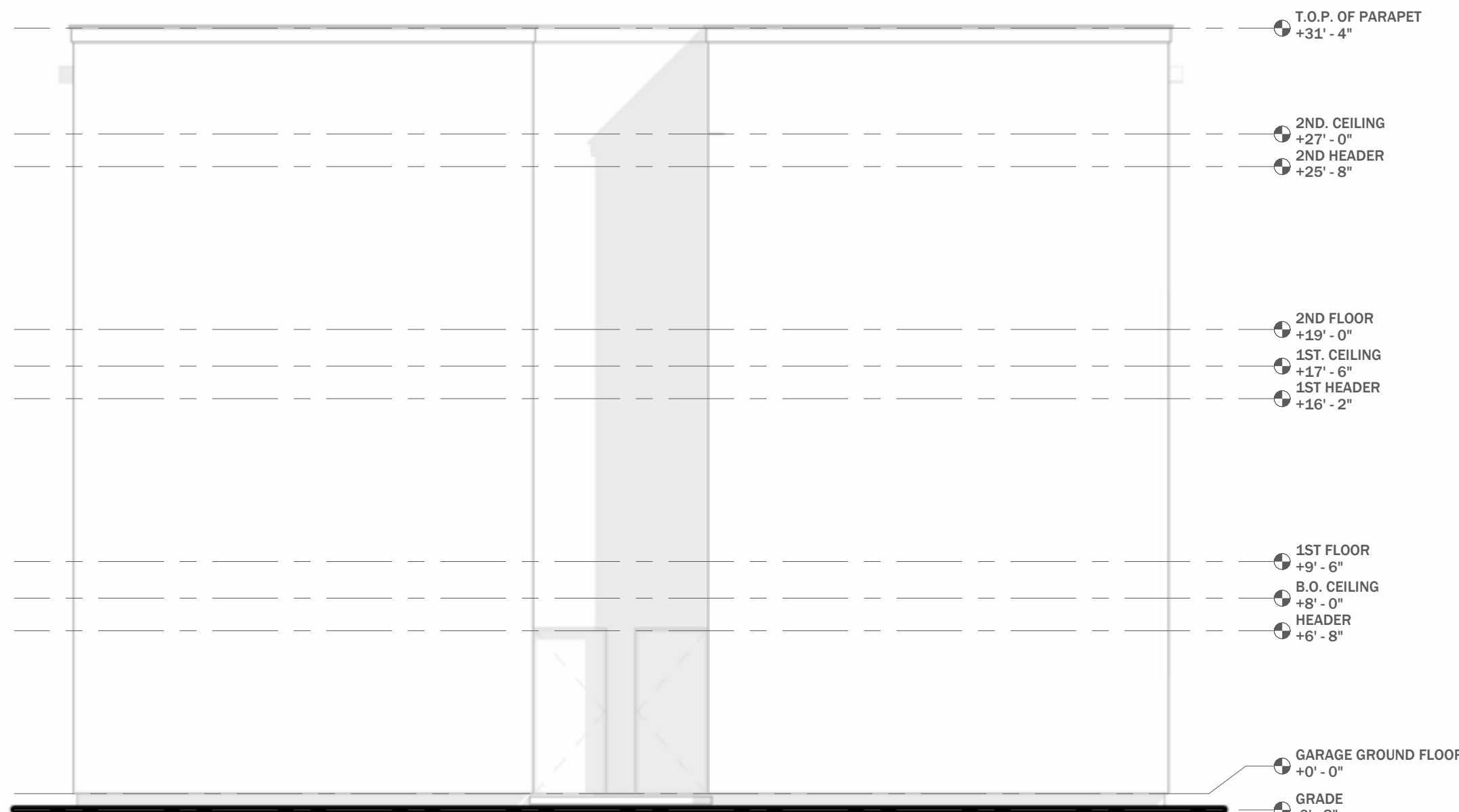
EAST ELEVATION



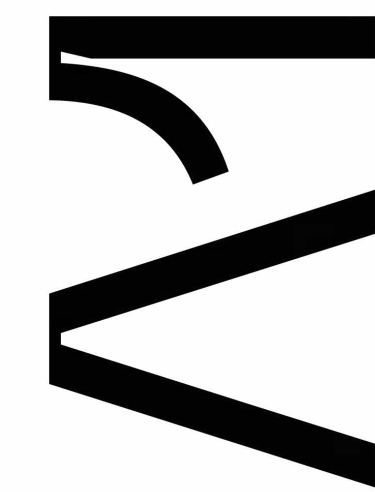
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



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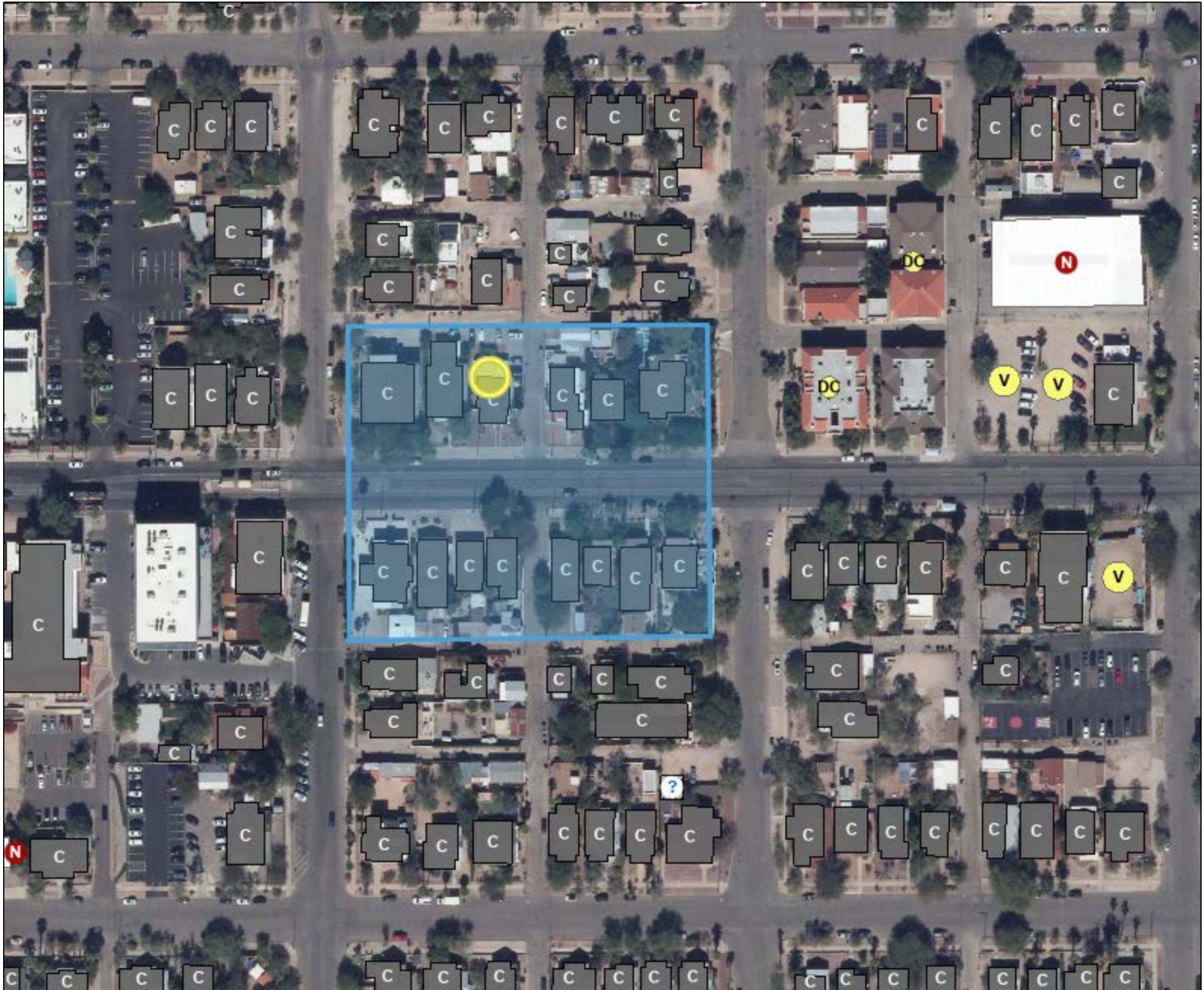
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CONSULTING

E0.1

SCHEMATIC

# Development Zone Map: 521 E University



## Notes

## Legend

- |                        |                    |
|------------------------|--------------------|
| Parcels                | Demolished         |
| Historic Properties    | Vacant             |
| Listed                 | Outside of HD      |
| Listed and Local       | World Imagery      |
| Contributor            | Low Resolution 15i |
| Eligible               | Imagery            |
| Ineligible             | High Resolution    |
| Non-Contributor        | 60cm Imagery       |
| No Data                | High Resolution    |
| Demolished Contributor | 30cm Imagery       |
| Demolished             | Citations          |
|                        | 60cm Resolution    |
|                        | Metadata           |

1: 2,257



364.4 0 182.21 364.4 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



541 – Street View



## 541 – Street View 2



Aerial – 521 & Surrounding Parcels

