

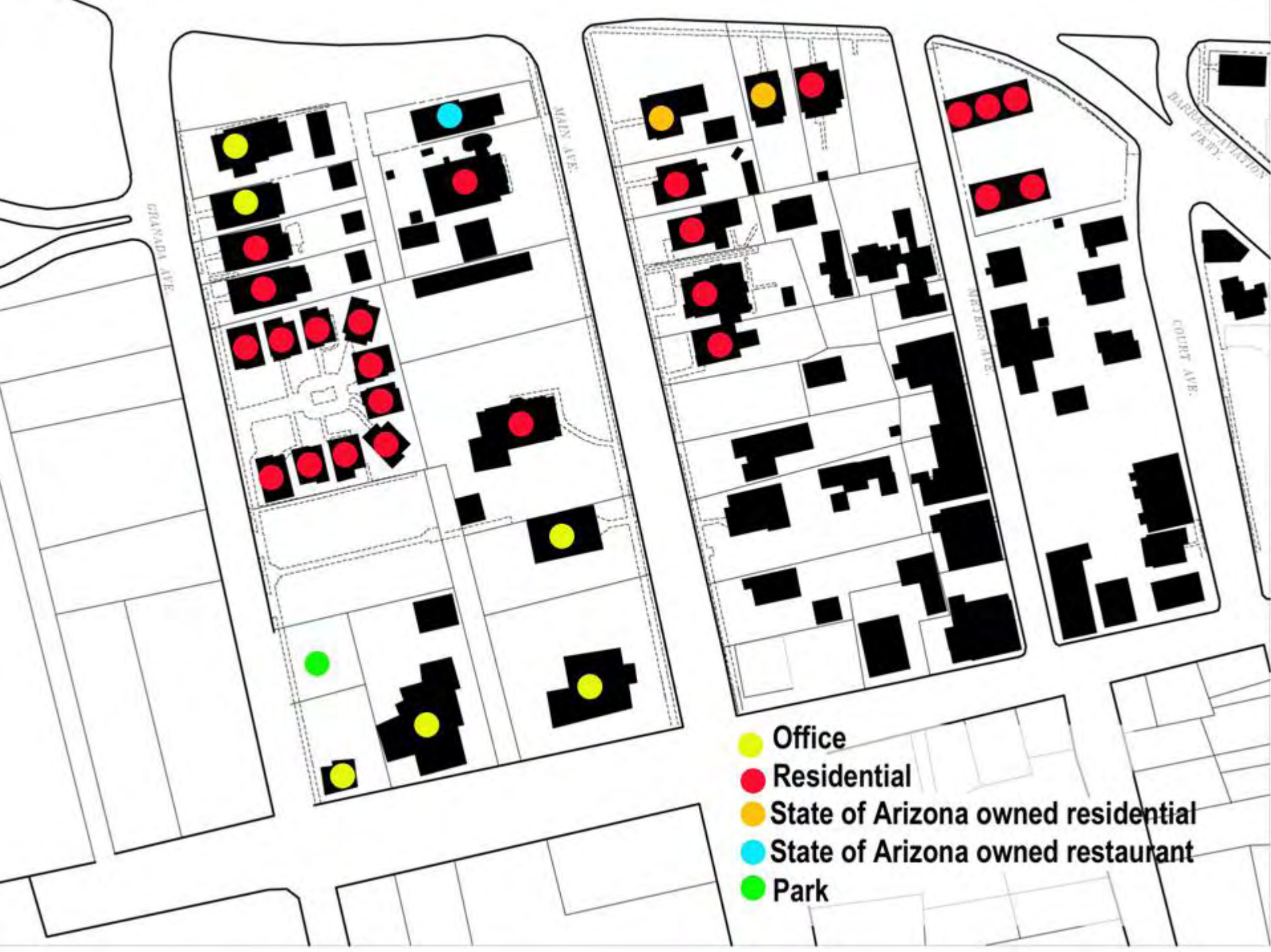


El Presidio

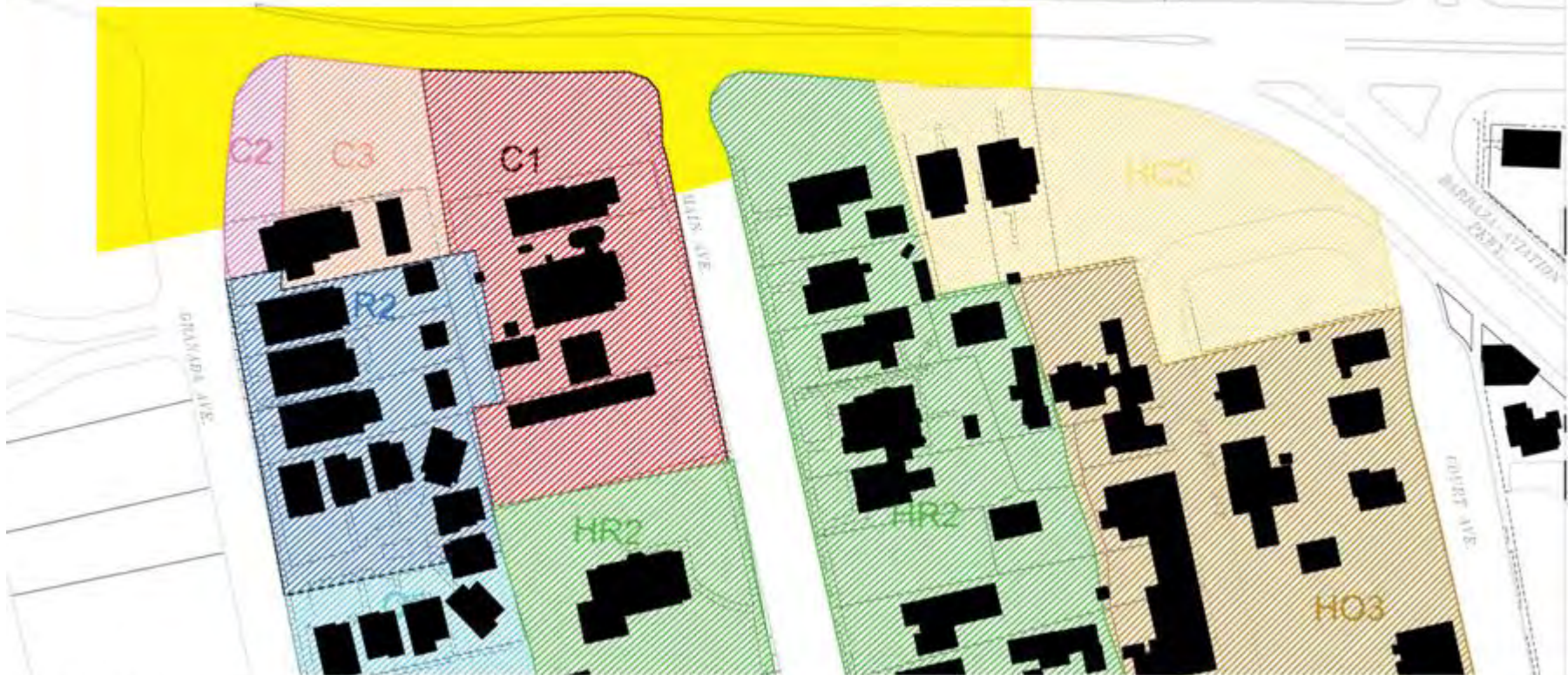
ADOT infill development
Prepared by:
The Drachman Institute

areas of intervention





- Office
- Residential
- State of Arizona owned residential
- State of Arizona owned restaurant
- Park



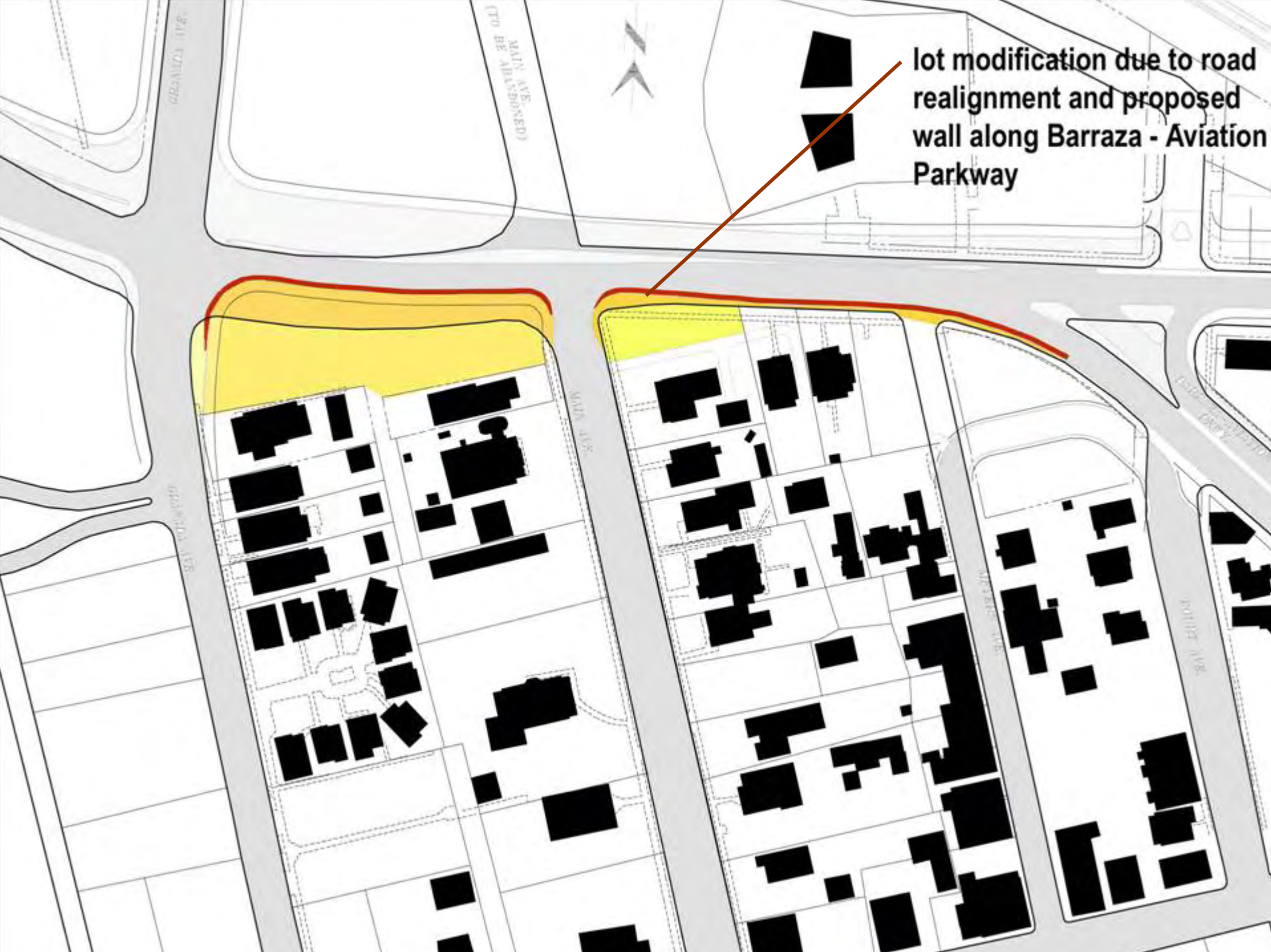
Zoning:

C2: RCP-7 - no minimum lot size, 44 units / acre, 70% lot coverage, 40' max building height

C3: Development designator S - no minimum lot size, 87 units / acre, 80% lot coverage, 75' max building height

C1: RCP-9 - no minimum lot size, 36 units / acre, 75% lot coverage, 25' max building height

HR2: (R2 with historic overlay) RCP-6 - 10,000sqft min. lot size, 22 units / acre, 75% lot coverage, adherence to contextual setbacks and building heights



lot modification due to road realignment and proposed wall along Barraza - Aviation Parkway

GRANDA AVE.

MAIN AVE.
(TO BE ABANDONED)

MAIN AVE.

MAIN AVE.

BARRAZA AVENUE

BARRAZA AVENUE



Conceptual Site plan



SITE PLAN FOR THE WEST SIDE OF MAIN STREET KEEPING THE EXISTING RESTAURANT



SITE PLAN FOR THE WEST SIDE OF MAIN STREET
REPLACING THE EXISTING RESTRAUNT AT A
LATER DATE



SITE PLAN FOR THE WEST SIDE OF MAIN STREET DEVELOPING THE SITE AS A WHOLE





SITE PLAN FOR THE EAST SIDE OF MAIN STREET



ST. MARY'S

MAIN STREET

