



Infill Incentive District – Design Review Committee

Legal Action Report

Wednesday, August 14, 2019 at 1:30 PM

Public Works Building, 3rd Floor Large Conference Room

201 North Stone Avenue

Tucson, Arizona 85701

1. Call to Order / Roll Call : 1:35 PM

DRC members present were:

Chris Gans, Chair

John Burr, Vice Chair

Bill Viner

Kathleen Erickson

Quorum was established.

DRC members absent were:

Robin Shambach

Design Professionals Present:

Richard Fe Tom

Staff Members Present:

Maria Gayosso, Planning & Development Services

Nick Ross, Planning & Development Services

Marilyn Kalthoff, Planning & Development Services

Carolyn Mills, Planning & Development Services

2. Approval of Legal Action Report – June 28, 2019

Bill Viner made the motion to approve, Vice Chair Burr seconded the motion.

All in favor. Motion passed unanimously.

Vice Chair Burr mentioned the LAR for the meeting of June 5, 2019 still needs to be updated online. Staff will revise the correct LAR is posted.

3. Case # IID-19-04 (T19SA00221), 18W18, (Related Activity #s DP18-0283, DS19-04) – Public Meeting 18 & 28 West 18th Street, C-3 zoning, Greater Infill Subdistrict

Staff provided a summary of the project, the Design Professional's review, the historic Plans Review Subcommittee review, and the IID-DRC's purview for the review of the proposal.

Chair Gans opened the floor to the applicant, who presented the scope of the proposed project for the redevelopment of two pieces of property in the Barrio Libre Historic District, by demolishing existing non-contributing structures (formerly used for auto repair), building 16 single-family residences and 1 apartment building with 6 studios, and restore an existing contributing structure for retail and alcoholic beverage service use. The applicant requested the IID-DRC to recommend for approval for the proposed reduction of the number of required motor-vehicle parking spaces, lot coverage, setbacks, solid waste collection, and landscaping and screening.

The Design Professional gave a quick overview of his two reviews of the project, and how the applicant revised the proposed plans in response to the reviews, resulting in his recommendation for approval. A concern was the impact on the privacy of the adjacent residents by the third-floor balconies, to which the applicant provided additional canopy trees along the northern property line. Another concern was the massing along 18th Street and 7th Avenue, with no windows facing the streets; applicant clarified that windows are provided behind the adobe openings.

Applicant also responded to IID-DRC members questions related to curb cuts, utility poles, parking calculations, subdivision process, landscaping, workforce housing, energy efficiency, and materials to be used in the contributing structure.

IID-DRC members raised concerns about parking reductions in the 5-points area and the impact on the neighborhoods. Staff indicated the Department of Transportation is in the process of performing a parking assessment of the area.

IID-DRC members also raised concern about the proposed perimeter wall on the east side of the site, where adjacent to the contributing structure, with the lack of visual elements on it and blocking the view to the historic structure. Applicant indicated openings to the wall could be provided, and maintain at the same time security needed for the property.

IID-DRC members requested applicant to do a photographic documentation of the non-contributing structures on the property. Applicant confirmed the documentation will be performed.

Motion was made by Vice Chair Burr to approve as presented with the following conditions:

Proposal to be approved as presented by the applicant, provided the section of the perimeter wall along Russell Avenue, next to the existing contributing structure, is to provide unobstructed views above six feet, and that applicant, as appropriate, continue conversations to expand dedicated parking for the project as a whole.

Motion seconded by Chair Chris Gans. Motion passes 3-0 with all in favor.

Break at 2:26 – 2:32 PM-Roll Call taken:

Present: Chair, Chris Gans, Vice Chair, John Burr, Bill Viner, Kathleen Erickson, Design Professional, Richard Fe Tom. Quorum was established.

4. Case # IID-19-05 (T19SA00161), Lewis Hotel Lofts, (Related Activity # DP19-0152, DS19-04) –Study Session 140 & 188 E Broadway Blvd, OCR-2 zoning, Downtown Core Subdistrict, Rio Nuevo Area Overlay Zone

The Design Professional assigned to this case was Rick Gonzalez and he could not be present for this meeting however Richard Fe Tom, Design Professional agreed to stay for this meeting to ensure we have a quorum. A quorum is established for this courtesy review meeting to allow the IID-DRC to provide initial feedback and design considerations prior to the formal review. Members did not vote on this case.

Staff introduced the applicant's proposal to redevelop the parcel with 44 new and 13 renovated market rate studio apartments and additional 3,350 square feet of ground floor retail space, with the following UDC modifications: Setbacks, landscaping/screening, and solid waste collection.

Applicant proceeded with a presentation, indicating the new studio apartments are located immediately adjacent to the historic Julian Drew building. The renovated studio apartments are located on the second floor of the Julian Drew building. The new and existing buildings are physically connected at the second and third floor/roof levels to provide elevator access to the Julian Drew building and to allow for sharing of common area amenities that include a rooftop terrace on the Julian Drew building.

Discussion held with the members and some items discussed were:

- Stairway is closed and has a free-standing screen to be painted rust color. Stairway needs to be more open; more feeling of natural light and openness needed for residents
- Bicycle parking suggested, but is not required due to approved MDR
- Trash Dumpsters will be located within the building
- Elevator access
- Glass wall shows a view
- Picked up same color of historic building on new building
- Freestyle smooth paint color presented to members
- Band on new building picks up same color as on Drew building to tie buildings together
- Two types of windows-clear glazing at ground level and on upper floor two center sections a tinted glass and on outer edges a clear glass
- Parking and bicycle parking were not required
- Affordable rent discussed and might be possible
- Mural on east facing wall in future—muralist from England will return
- Industrial look – members expressed concern
- DRC had concerns about metal grate used for balconies, as they will be easily climbable.
- East side of the building is bare and void of any architectural details.
- South side of the building is exposed to solar.
- Vibration monitoring of the Julian Drew building should be required
- Is Arizona Ave wide enough to provide a sidewalk/pedestrian area?
- Relocate the existing streetlights on the site (were paid for by City program)
- When closing windows on Julian Drew building, the material should be reversible.

5. Call to the Audience

No speakers.

6. Future Agenda Items- Information Only

IID-DRC member Erickson requested staff to be part of the revisions to the downtown streetscape standards policy. Staff indicated the Department of Transportation and Planning and the Planning & Development Services Department have started conversations, and will bring up member's interest in future working meetings.

Staff informed the IID-DRC of the upcoming IID cases for The Station, on south 6th Avenue, apartments at 127 South 5th Avenue, and the Lewis Hotel Lofts.

7. Adjournment-3:32 PM