



Infill Incentive District – Design Review Committee

Tuesday, July 28, 2015 – 3:00 p.m.

Public Works Building – 3rd Floor Large Conference Room

201 North Stone Avenue – Tucson, AZ 85701

Legal Action Report

1. Roll Call

Those present and absent were:

Present:

Chris Gans
John Burr
Lori Woods
Robin Shambach
Bill Viner
Fred Ronstadt

Absent:

Michael Keith

Design Professional:

Fe Tom

Staff Members Present:

Frank Dillon, Planning & Development Services

2. Designate Infill Incentive District Chair and Vice Chair persons

Staff explained that Mr. Gans expressed interest in being the chairperson for the Infill Incentive District (IID) Design Review Committee (DRC). Staff requested a motion from the DRC members to appoint Mr. Gans as the IID DRC Chair. John Burr volunteered to be the Vice-Chair for the IID DRC. Bill Viner made a motion to appoint Mr. Gans as the Chairperson. Fred Ronstadt seconded. Motion carried 4-0 (Mr. Gans and Mr. Burr did not vote).

3. One West Broadway Action Mixed Use Development (Retail, Office, Residential)

a. Project Presentation by Applicant

Bill Williams, of Engberg Anderson Architects and Matt Stuart of Cypress Civil Engineering presented the project.

Mr. Williams explained the scope of work and that the hotel would provide ground floor retail with residential units above.

Mr. Williams and Mr. Stuart answered questions pertaining to the design of the project.

Mr. Burr asked questions regarding site drainage and moisture mitigation to the adjacent west property. Mr. Caylor explained that his team was still working on a drainage and moisture mitigation solution but they would aim to capture 100 percent of the moisture in their plan.

b. Staff Report

Staff explained that the project had been to the Tucson-Pima County Historical Commission for review. Similar concerns were raised regarding drainage and moisture mitigation. The T-PCHC Plans Review Subcommittee recommended that the applicants work closely with the City Historic Preservation Office to determine a drainage and moisture mitigation solutions as well as providing maintenance access to the east wall of the adjacent historic building.

c. Design Professional Findings / Recommendations

Fe Tom provided his recommendations and findings for the project.

Fe Tom spoke in support of the project and said that the applicants did a nice job with the design and presentation.

Mr. Burr requested on Mr. Tom's written comments. Mr. Tom explained that the term 'complaint' was a typo and meant to read compliant.

Mr. Burr made a motion to approve the project as presented with modifications with the recommendation that the applicant provide solutions to the adjoining drainage issues. Ms. Shambach seconded. Motion carried 5-0 (Chair Gans did not vote).

4. Future Agenda Items

Committee members introductions.

5. Call to the Audience

No audience present.

6. Adjournment

The meeting was adjourned at 4:20 p.m.