



## **Infill Incentive District – Design Review Committee**

**Wednesday, September 30, 2015 – 3:00 p.m.**

**Public Works Building – 3<sup>rd</sup> Floor Large Conference Room**

**201 North Stone Avenue – Tucson, AZ 85701**

### **\*REVISED\* Legal Action Report**

#### **Roll Call**

Those present and absent were:

#### **Present:**

Chris Gans  
John Burr  
Lori Woods  
Bill Viner  
Fred Ronstadt

#### **Absent:**

Michael Keith  
Robin Shambach

#### **Design Professional:**

Corky Poster

#### **Staff Members Present:**

Frank Dillon, Planning & Development Services

#### **Approval of Legal Action Report - July 28, 2015**

Fred Rondstadt made a motion to approve. Bill Viner seconded. Motion carried 4-0 (Mr. Gans did not vote).

Boxyard – 238 N. 4<sup>th</sup> Avenue

a. Project Presentation by Applicant

Matt Stuart of Cypress Civil Engineering presented the project.

Mr. Stuart explained the scope of work and that the project would consist of the adaptive re-use of shipping containers as flexible commercial spaces. Mr. Stuart added that the project would integrate open space within the site and provide shade opportunities. Mr. Stuart presented precedents with similar concepts that have been successful. Mr. Stuart explained that all of the active uses of the site would be directed toward Fourth Avenue to mitigate noise.

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

Mr. Burr inquired about the treatment of the existing historic building on-site. Mr. Stuart explained that the project had been presented to the Tucson-Pima County Historical Commission Plans Review Subcommittee and all of the character defining features would be preserved.

Ms. Woods asked questions regarding landscaping and shade strategies to mitigate heat. Ms. Woods also expressed concern about leaving the eastern portion of the site without landscaping and suggested that landscaping the area and providing shade to provide a low intensity gathering space may be a better option to avoid underutilization. Ms. Woods recommended the applicant provide detailed Landscape and Irrigation Plans that reflect more plantings than the trees shown on the Landscape Concept Plan, and that those Plans demonstrate:

- Provision of a permanent, underground irrigation system to support all plantings, including those in planters;
- Integration of on-site water harvesting that works to drain water away from walkways and eating areas, while capturing rainwater to further support plantings;
- Addition of vegetation to visually screen the parking and loading area;
- Use of permeable paving materials instead of impervious concrete shown on details; and
- Preservation and incorporation of the existing mature tree (if healthy and viable) as a site amenity, providing shade for additional eating and sitting use areas (low-impact / low-noise) in the eastern portion of the site.

She expressed concern over the mentioned possible use of a misting system for cooling outdoor eating areas, as these systems do not demonstrate high water-use efficiency or a strong water conservation and sustainability ethic. Applicant may want to consider substituting a different tree for the desert willow, for one more substantial and attractive year-round, and suggested checking the tree species list that Mr. Ronstadt mentioned was being developed by the 4<sup>th</sup> Avenue Merchants Association. Mr. Stuart explained that his team was still working on a landscape plan but they would take the shading and landscaping comments into consideration.

#### b. Staff Report

No Staff Report.

#### c. Design Professional Findings / Recommendations

Corky Poster provided his recommendations and findings for the project.

Mr. Poster suggested that the applicants create continuity with the existing historic building and proposed buildings by creating a low masonry wall.

Mr. Viner made a motion to approve the project as presented. Mr. Ronstadt seconded. Motion carried 4-0 (Chair Gans did not vote).

#### **Future Agenda Items**

Staff explained upcoming cases.

#### **Call to the Audience**

No audience present.

#### **Adjournment**

The meeting was adjourned at 4:38 p.m.