



Infill Incentive District – Design Review Committee

Thursday, February 23, 2017 – 3:30 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:

William Viner
Chris Gans
John Burr
Lori Woods
Robin Shambach

Absent:

Design Professional:

Richard Fe

Staff Members Present:

Carolyn Laurie, Planning & Development Services
Michael Moreno, Planning & Development Services

2. Approval of Legal Action Report - November 28th, 2016

The committee voted 6 to 0 to approve the legal action report.

3. IID 16-11-Rendez-Vous 20 S Stone Avenue (T16SA00442)

Design architects and presenters: Mike Culbert, Project Manager, Buck Yee, Architect, Richard Drinkwater, Architect and Lead Designer and Tim Johnson, Landscape Architect.

Mr. Culbert introduced the Rendez-Vous project which is proposed to be a five (5) story luxury apartment housing complex located on the corner northwest corner of Broadway Boulevard and Stone Avenue. The project will be located on site which is currently two (2) separate parcels. The applicant informed the committee the complex would consist of a housing mix of 60% one (1) bedroom and 40 % two (2) bedroom units. The complex will be providing parking on-site in the existing below ground three (3)-story parking structure, meeting all the parking requirements. Mr. Culbert informed the committee that the project would have retail spaces along Broadway Boulevard. The applicant stated that they would be removing and relocating the Ben's Bell mural. The applicant informed the committee that they would be placing the remainder of the mural at a different location. Mr. Culbert stated that the complex would be a destination for urban life within the city core.

Mr. Yee described the project as a unique destination where people could gather and interact in an everyday life urban setting. Mr. Yee stated the site would be triangular in shape. He also mentioned that there was a public courtyard along with retail on Stone and Broadway.

Mr. Drinkwater stated they would be adding more glazing to the building façade and stated that the accent colors on the building were inspired by the desert landscape. He also presented the many different colors types of architectural elements around the building they were adding. He mentioned that all of the units have useable balconies and shaded outdoor spaces. He informed the committee that the central plaza which would be ground level would have a seating area, barbecues, televisions and fire pits which would be used as the residential courtyard. He also mentioned that the first floor of the building was less than 50% glazing and stated they were creating a street frontage of retail. Mr. Drinkwater informed the committee that the plaza was large enough for the users in the tower to come down and rendezvous and that it would also be a nice canvas for weekend events.

Mr. Johnson stated that they needed to meet the 5% requirement for the Gross Floor Area (GFA) as a public open space and said that they have five times that amount which was about 23% of the GFA. With 6-18 feet of sidewalk along Stone Avenue, he believed it was more than enough space for pedestrian circulation. Mr. Johnson stated that they have very few trees because of the limiting shading on-site although they plan to keep some of the palm trees and incorporate strong plant based material with very vibrant colors. He also went over the hardscape materials and the different types of plants and vegetation that they would be using on-site. He also mentioned that the associated ADA ramps would remain in their currently located. Mr. Johnson stated that he wanted to blur the line with what was public and private within the project. The applicant described the location where they were proposing to set the mural within the project and stated that the mural would provide privacy to the residents within the courtyard. Mr. Johnson informed the committee they were meeting all the shade requirements for the project.

Mr. Viner asked the applicant what the solar rating on the glass was, the applicant informed him that it was solar ban 100. He also asked the applicant as to why they had chosen residential along Broadway instead of commercial; the applicant informed him that it was desired by the client. Mr. Viner asked the applicant what the depth of the balcony was and the applicant informed him that it would be five (5) to six(6) feet. He asked the applicant if there was any possibility of integrating a ramp that was more direct to the building and the applicant informed him that they could not do it because they were pressed for space. Mr. Viner stated that they had done a really great job with the project.

Mr. Burr stated they should replant or remove the olives trees and that he would like to see a different species of trees because Orchids die easily and created a mess. He also asked if there would be any water harvesting on site, the applicant informed him that there would not be. Mr. Burr asked Ms. Laurie if any of the issues that were brought up in the initial review was something they should be asking about, Ms. Laurie informed him no, that they would all be satisfied once the development package was reviewed. Mr. Burr mentioned that the site was not a publicly activated space and that he was overall happy with the project and glad it was going in.

Ms. Laurie mentioned to the applicant that it might be challenging to relocate the Bens Bell mural and wondered if they had the ability to do so, she mentioned it might be a problem. She also stated that they have met each portion of the UDC Section 5.12.7 Nuevo Area Plan outlines activation of the street percentage of glazing allowed in the area. She also mentioned that the community had some concern with some of the color pallet and that it would be appropriate to add some new colors. She mentioned that she was concerned with the desert flowering tone of colors as well. Ms. Laurie also mentioned they would be requiring the RendezVous staff to attend a street car training session.

Ms. Shambach asked where the ADA excess ramp was located on-site and was informed it was along Congress Street. She asked the applicant what they were proposing to do with the plant. Mr. Shambach asked Ms. Laurie if there would be bricks in the sidewalk and was wondering if there was a different criteria or a

different area where pavers could be used. Ms. Laurie informed her that it had to deal with the safety in the right of way and said that those bricks cause slip and trip hazards and have actually required developers to redesign the areas in the right of ways to be concrete because of the hazards the bricks bring.

Ms. Woods stated that it would be a good idea to hear water flowing or dropping from the negative edge, the applicant informed her that they were considering having bubblers for extra effect. She also had a question about the street pavers on the sidewalk and the right- of- way. Ms. Laurie informed Ms. Woods that the applicant would redesign the area within the right of way with concrete, not pavers. She asked the applicant what it was they were proposing to do with the olive trees on-site. The applicant informed Ms. Woods that they would be removing the olive trees. She also asked the applicant if they would be adding any vegetation on the western strip of the property and said a type of Euphorbia would be good for that location, saying they would fit well in a five foot planter. Ms. Woods informed the applicant that native cotton plant would fit well in the southern area of the project. She asked the applicant why they had such a sharp edge on the southwestern corner of the project, the applicant informed her it was a decision that the owner had chosen to do.

Mr. Fe stated that he initially had a concern with the southern elevation of the first floor although they came back with additional glass and more retail and was ok with it. He stated that he did not have a concern with the colors that the applicant had chosen. He also mentioned to the applicant that the building relation to Chase Bank and the Fox theatre were no strong enough and advised them to take a closer look at the aspect. Mr. Fe stated that he had a concern with the front entrance canopy although he believes it was strong enough now. He mentioned that the glass on the west corner should have had a little more response to some of the solar aspects.

Condition: Ms. Shambach moved to recommend approval of the Downtown Clifton project with the following conditions

- If there are substantial changes from what was presented at the time of the meeting, it must be brought back to the committee, including a minor change.

4. Future Agenda Items

Staff explained upcoming cases.

5. Call to the Audience

No audience present.

6. Adjournment

The meeting was adjourned at 5:38 pm.