

Armory Park Neighborhood  
Association

PO Box 2132, Tucson, AZ 85702  
(520) 955-9424  
[armoryparktucson.org](http://armoryparktucson.org)

September 23, 2013

Planning Commission IID Subcommittee  
c/o Jim Mazzocco, PDS  
Public Works Building  
201 N. Stone  
Tucson, AZ 85701

Dear Subcommittee Members:

RE: Specific problem areas of the IID/GIID in the Armory Park Neighborhood.

The enclosed packet is supplemental information to our September 5, 2013 letter to you.

It includes an APNA position paper on the history of overlays in our neighborhood, with a revised map showing all the applicable overlays, that was shared and discussed at the Armory Park Neighborhood Association General Meeting on September 17, 2013. It is a helpful background of the actual history of our various Historic District layers.

Next are five excerpted pages for our 1996 expanded National Register application. Please note that Armory Park is **nationally** recognized both for its collection of historic architecture, but also as a model of "**Community Planning and Development.**" These pages are supplemented with 3 maps: the first clearly showing the largely residential use of the historic properties at the time they were surveyed in 1974 (mostly the same today) as listed in the UA publication "*Armory Park FF74*". the next map is the original 1974 map of the Historic District (HPZ), followed by the 1996 expanded map of the National Register District.

The next segment of the package includes: the Director's letter of "Conditional Approval" for the first IID project; the 4-25-07 minutes of the Armory Park Historic Zone Advisory Board (APHZAB) when reviewing that proposal (please note the highlighted areas), and the reference page of the LAR from the Tucson-Pima County Historic Design Review board, also for that specific project. (Please note only the LAR, not the minutes appear to survive from that date. The actual discussion went on for nearly 45 minutes according to those present and often concurred with the problems noted at the APHZAB.) At that time it was unclear who could approve what for an IID project. Please also note that HPZ height restrictions for the property was 26' in the development zone, but approval was granted for a 37' foot tall building with no frontage setback because of the "C" portion of HC3, so **does not appear as granted MDR's** on the list provided to you (also included here for easy comparison).

Please also reference the new Technical Manual that now accompanies the UDC, especially section 9.02 Historic Preservation Zones. Section 9.02.3 outlines 12 criteria that must be reviewed in an HPZ, including Height, Setback, Site Utilization, and Building Form, among others. 9.02.4 is supplemental information, including Landscaping. 9.02.6 has provisions for Parking requirements in HPZ zones. 9.02.7.2 has the special standards for the Armory Park HPZ, and is followed by unique guidelines for the other HPZ zones.

All of this is relevant, because it is clear that IID zoning/ needs have actually been used rather than HPZ zoning in an actual case study that you have yet to review. This is why there is speculation on the term

"most restrictive zoning prevails" and what that actually means.

**We hope this information will help you understand our position that HPZ and IID are incompatible zoning layers and should be mutually exclusive.**

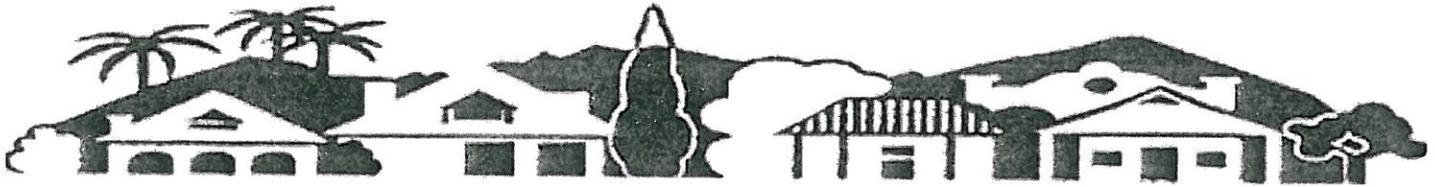
**We also respectfully ask that you clearly instruct staff to revise the IID/GIID itself to exclude HPZ properties, whatever sits upon them, and whatever their zoning, to be excluded as eligible for use of the IID/GIID zoning, either *de facto*, or by class.**

Thank you, again, for your consideration.

Sincerely,

John Burr  
President, Armory Park Neighborhood Association

Cc: APNA, Wards V, VI



## Armory Park Neighborhood Association

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### A Brief History of Zoning and Overlays in Armory Park and their Effects

Armory Park was primarily developed between 1880 and 1945. As the City of Tucson expanded away from downtown in the 1950's it became a bit run down, but was largely left alone because it was easier to redevelop elsewhere. In the late 1950's a proposal for new freeways was developed to serve the entire city. Zoning ordinances in Tucson began in 1948. Our entire area was rezoned in the 1950's to create new development patterns along a proposed freeway extension, the I-710 Butterfield Stage Freeway. In the 1960's a majority of our neighboring Barrio was demolished to create an urban renewal district. By 1971, the Freeway was proposed to take out everything from Safford School to 19th St.

Public outcry about this renewed destruction led to the creation of the El Tiradito Wishing Shrine National Landmark later in 1971. The freeway was stopped, but not the underlying zoning. By 1974, with the National Register Listing of the Velasco House as a National Landmark, and the UA study called "Armory Park ff-74", the city decide to create the Armory Park Historic District as the city's first on December 23, 1974. It soon became the first Historic Preservation Zone, when design review guidelines, standards, and a community board were created and adopted. It is now among the city's five HPZ's. In 1976, Armory Park Historic Residential District on the National Register became the State's first (under this new type of district). It's importance to the American people was that it had important architecture and was a premiere example of "Community Planning and Development". Also in 1976, APNA was created to support these efforts. These distinctions, and the interest in preserving the area by the city have generally protected, saved and revitalized Armory Park for 40 years.

The next level of overlays happened in the 1970's and 1980's. in 1978, the Downtown Plan was created. In 1979 Old Pueblo South was created to address everything from the UPR south to 25th Street showing how a downtown and neighborhoods could collaborate on revitalization. In 1983, EL Centro was created. It include the area north of 12th Street and from Russel to Stone Ave's. north of 14th St. It preserved HPZ zoning and created transition zones.

In the 90's and the early 00's, a new overlay zone was create-- the Rio Nuevo and Downtown District (2002). It expanded it's reach eastward a bit, but went around the HPZ. It was accompanied by a Design Review Process, Criteria and Design Standards that supported both HPZ's and Historic Districts, with protections included.

In 2006, everything changed. With the prospect of Proposition 207 looming, the Infill Incentive District was created hastily, with no public hearing, as a way to preserve the city's zoning change needs in the future, by creating an optional overlay process. Unfortunately, because it has no design review standards, no requirement for public input, (only notification) and can be used for changes up to 100% of prior restrictions, developers went for it. It was renewed and expanded in 2009, and in 2012, with additions of a new expanded subdistrict-- the GIID (Greater Infill Incentive District). These two zoning overlays were the first instance of impacting and potentially replacing HPZ districts. Armory Park was successful in having the residentially zoned areas removed from the map, but we were unable to remove commercially or office zoned areas. (Ward VI removed all residentially zoned HPZ properties within its ward.)

Please see the attached maps for reference.

Next Steps: The IID/GIID overlay (re-)zoning is in direct conflict with HPZ Standards (as well as the NPZ-Neighborhood Protection Zones which became the model in 2008, when new HPZ's couldn't be allowed anymore, because of Prop 207). Highlighted by the problems created by the West University Main Gate District, and the student housing project called The District, mayor and council and some city staff have

recognized the need for some reforms. Currently, the Planning Commission was given the direction to make changes to the actual IID/GIID. A separate but equally important step is the creation of the Downtown Links Urban Overlay District, and expanding its boundaries. A separate new Task Force may be created to look at other options, as well.

By the time the whole process is concluded, a replacement or merging or redefinition of Rio Nuevo District Overlay, Downtown Links UOD, IID/GIID rezoning and the Streetcar Corridor Design Standards will be merged to create a unified option that works for everyone, especially the people who actually live here. It affects every HPZ, ( except Ft Lowell) including El Presidio, Barrio Veijo (Libre/Historico/El Hoyo/El Membrillo), and West University. It also impacts Feldman's and jefferson Park NPZ's. It actually impacts 15 neighborhoods, most with National Register status.

As a reference to what the impacts are, we have created the following listing of actual buildings impacted by the IID and GIID rezoning overlay. Please see the enclosed maps for further clarification of these numbers. They really help explain visually, what all this may mean.

Total Number of Listed Contributing Buildings in our Historic Preservation Zone +/- 450.  
Total Number of Listed Contributing Buildings in our National Register District = 688 listed (by 1996)  
Listed Noncontributing Buildings in our National Register District = 109 (by 1996)

Within the IID Area Plan:

- 25 Contributing Buildings in our National Register District (NRD)
- 12 Contributing Buildings within our Historic Preservation Zone (HPZ)
- 14 buildings used as residential dwellings, though otherwise zoned
- 10 Contributing Structures to our NRD now demolished

Within the GIID Area Plan:

- 61 Contributing Buildings of our NRD
- 30 Contributing Buildings of our HPZ
- 37 buildings used as residential dwellings, though otherwise zoned

Since 1974 the cumulative impacts have been:

- 37 Contributing Buildings in the NRD demolished
- 7 Contributing Buildings in our HPZ demolished

Please also note that the map also illustrates:

- 18 Contributing Buildings in the Barrio Veijo (Libre) HPZ
- 2 contributing buildings in the APHRD, but in the Santa Rita Neighborhood
- 15 Eligible Historic Building in the Downtown Historic District (pending) that are within APNA boundaries

In light of these continuing developments, **APNA has formally requested that all parcels, whatever the zoning, within in our HPZ be removed (either actually or by statute) and ineligible for IID/GIID development options.** We have also requested that new protections for our National Register District be made in the re-visioning process.

Broadway

# Armory Park Overlay Maps

16th

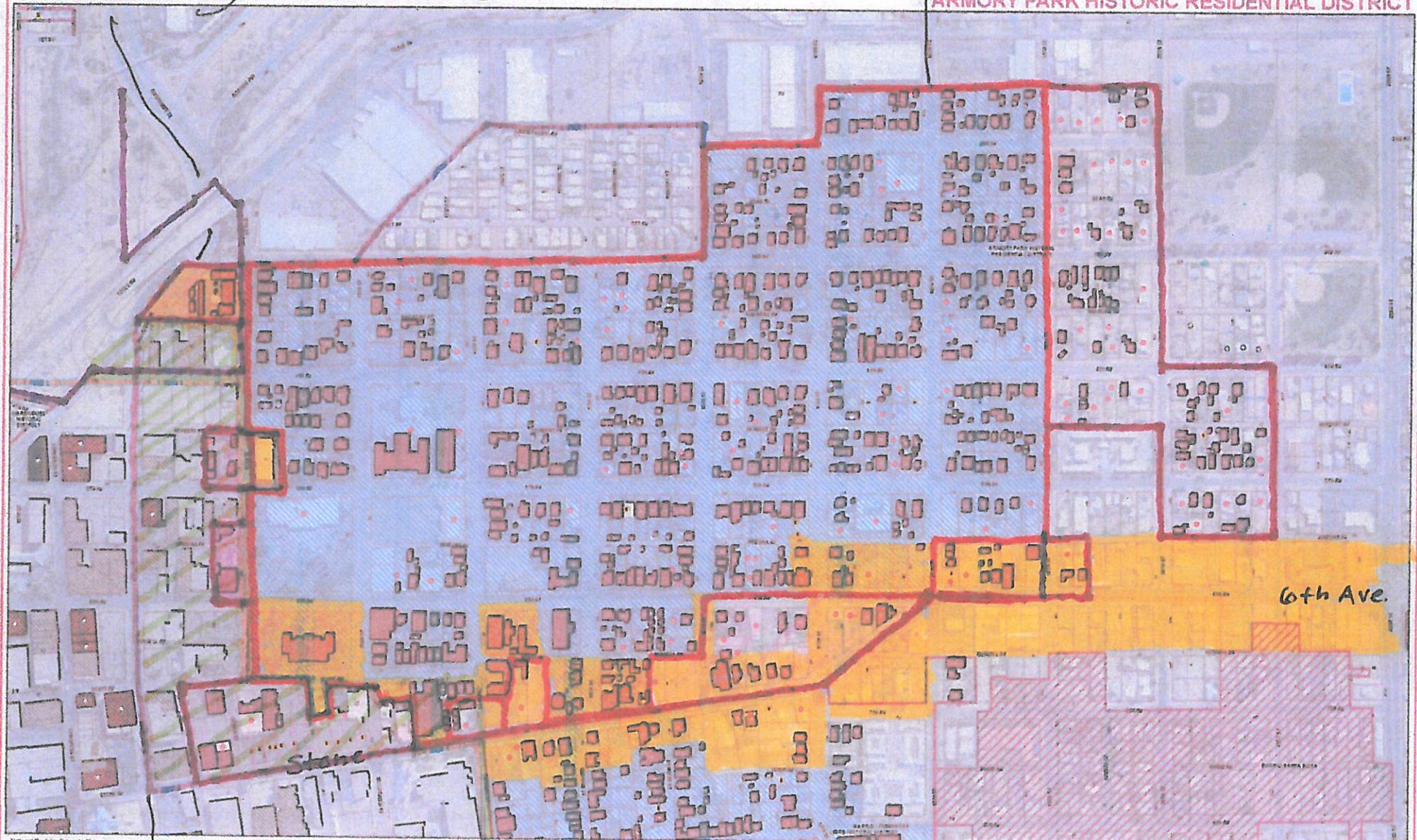
18th

20th

21st

5

ARMORY PARK HISTORIC RESIDENTIAL DISTRICT



6th Ave.

Stone

National Register Property Status

- Individually Listed
- Contributing
- Non-Contributing
- Eligible to be Individually Listed
- Contributing
- Non-Contributing
- Designated Individually Listed
- Contributing
- Designated Non-Contributing
- City of Tucson Historic Preservation Zone
- City of Tucson Historic Preservation Zone

■ = HPZ  
 ■ = NRHD  
 ■ = APNA

■ = IID  
 ■ = Rio Nuevo  
 ■ = EIID

District Established	1976	Individually Listed	1
District Amended or Expanded	1996	Contributing	657
		Non-Contributing	104
		Designated	21

Data Last Updated: 06/2016  
 Data collected from various sources to ensure the validity of the data displayed on this map. For any questions regarding the National Register status of a property please contact the National Register of Historic Places at 201 N. 1st St., Tucson, AZ 85702.



■ = Downtown Links UOD (exp)

**FINAL**  
JUNE 8, 2011  
FROM SHPO

United States Department of the Interior  
National Park Service

Dec  
7/5/96

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

**1. Name of Property**

=====

historic name Amendment to the Armory Park Historic Residential District

other names/site number \_\_\_\_\_

=====

**2. Location**

=====

street & number \_\_\_\_\_ not for publication \_\_\_\_\_  
city or town Tucson vicinity \_\_\_\_\_  
state Arizona code AZ county Pima code 019 zip code \_\_\_\_\_

=====

**3. State/Federal Agency Certification**

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination \_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets \_\_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide X locally. ( \_\_\_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official Date

\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. ( \_\_\_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

=====

4. National Park Service Certification

=====

I, hereby certify that this property is:

- entered in the National Register \_\_\_\_\_  
 See continuation sheet.
- determined eligible for the National Register \_\_\_\_\_  
 See continuation sheet.
- determined not eligible for the National Register \_\_\_\_\_
- removed from the National Register \_\_\_\_\_
- other (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date of Action

=====

5. Classification

=====

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>686</u>	<u>109</u> buildings
<u>1</u>	_____ sites
_____	_____ structures
<u>1</u>	_____ objects
<u>688</u>	<u>109</u> Total

Number of contributing resources previously listed in the National Register 552

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling, multiple dwelling</u>
<u>COMMERCE/TRADE</u>	<u>specialty store</u>
<u>GOVERNMENT</u>	<u>school, library</u>
<u>RECREATION</u>	<u>outdoor recreation, monument</u>
<u>LANDSCAPE</u>	<u>park</u>

Current Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling, multiple dwelling</u>
<u>COMMERCE/TRADE</u>	<u>specialty store</u>
<u>GOVERNMENT</u>	<u>school, library</u>
<u>RECREATION</u>	<u>outdoor recreation, monument</u>
<u>LANDSCAPE</u>	<u>park</u>

7. Description

Architectural Classification (Enter categories from instructions)

Sonoran, Late Victorian, Late 19th and 20th  
Century Revivals, Late 19th and Early 20th  
Century American Movements

Materials (Enter categories from instructions)

foundation Concrete, stone  
roof various  
walls Adobe, brick  
  
other \_\_\_\_\_

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A. owned by a religious institution or used for religious purposes.
- B. removed from its original location.
- C. a birthplace or a grave.
- D. a cemetery.
- E. a reconstructed building, object, or structure.
- F. a commemorative property.
- G. less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1860s-1945

\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1880

\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete only if Criterion B is marked above)

\_\_\_\_\_

Cultural Affiliation \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder \_\_\_\_\_

\_\_\_\_\_

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====

**9. Major Bibliographical References**

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Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS)**

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary Location of Additional Data:**

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: \_\_\_\_\_

=====  
10. Geographical Data  
=====

Acreage of Property approximately 193

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	12	502810	3564680	3	12	502930	3564610
2	12	502920	3564700	4	12	503030	3564610
	<u>X</u> See continuation sheet.						

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====  
11. Form Prepared By  
=====

name/title edited by William S. Collins / Historian

organization Arizona State Historic Preservation Office date June 12, 1995

street & number 1300 W. Washington telephone (602) 542-7159

city or town Phoenix state AZ zip code 85007

=====  
Additional Documentation  
=====

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====  
Property Owner  
=====

(Complete this item at the request of the SHPO or FPO.)

name Multiple Private and Public

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

1974



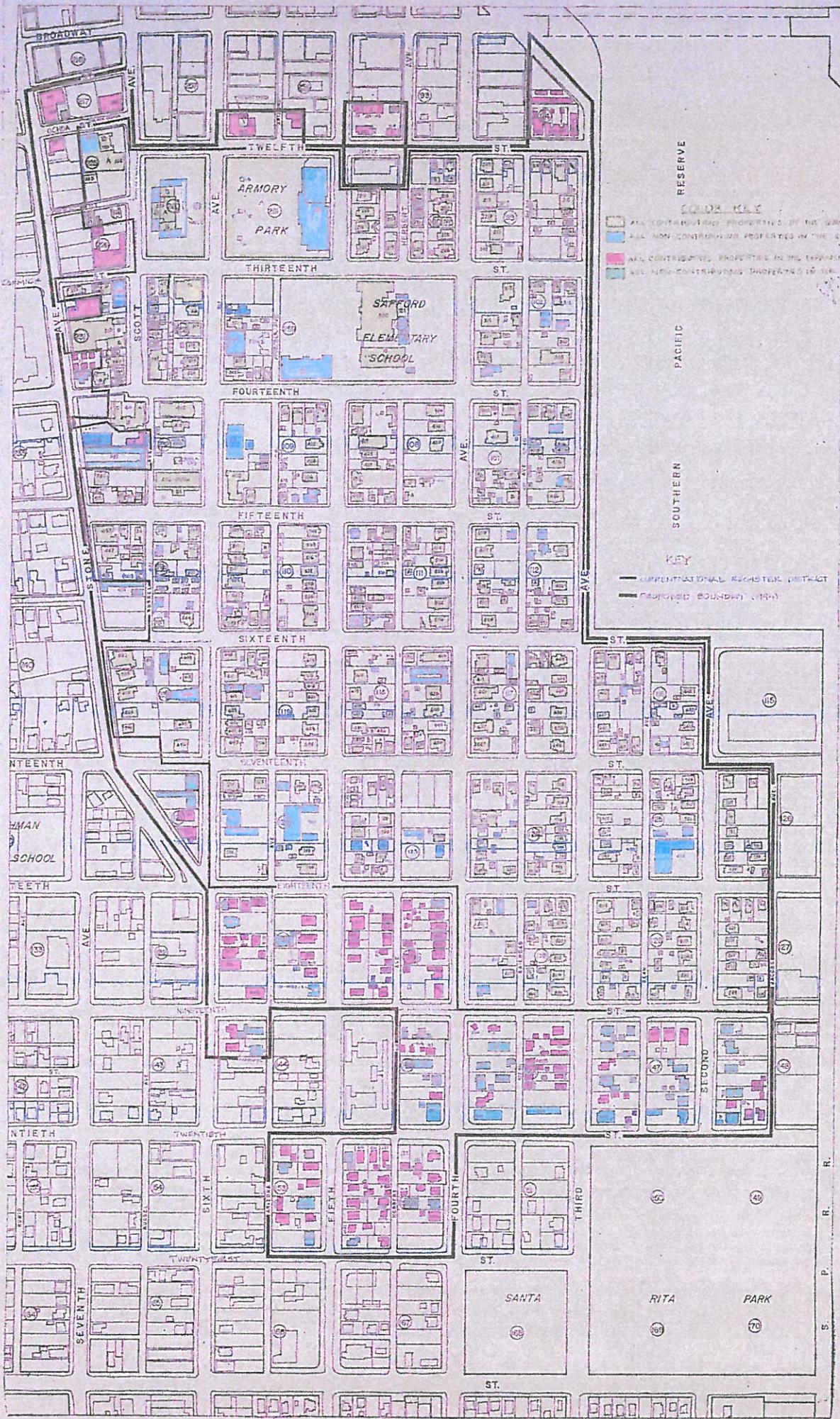
RESIDENTIAL

COMMERCIAL

INSTITUTIONAL

**CITY OF TUCSON  
DEVELOPMENT STANDARD NO. 9-08.0  
HISTORIC PRESERVATION ZONE DEVELOPMENT STANDARDS**





**COLOR KEY**

- ALL CONTRIBUTED PROPERTIES IN THE CURRENT SERVICE
- ALL NON-CONTRIBUTING PROPERTIES IN THE CURRENT SERVICE
- ALL CONTRIBUTED PROPERTIES IN THE EXPANSION AREA
- ALL NON-CONTRIBUTING PROPERTIES IN THE EXPANSION AREA

**KEY**

- CONSTITUTIONAL REGISTER DISTRICT
- PROPOSED BOUNDARY (1944)

April 30, 2007



CITY OF  
TUCSON

Zoning  
Administration  
Division

Development  
Services  
Department  
(DSD)

R&A Developments, LLC  
647 South 6<sup>th</sup> Avenue  
Tucson, Arizona 85701

Dear Sir/Madame:

Subject: Historic Preservation Zone Case (HPZ 07-15) R&A Developments-New Commercial Building; 747 South 6<sup>th</sup> Avenue (Armory Park Historic Preservation Zone) (T07SA00086)

The Zoning Administration has reviewed your application for Historic Preservation Zone Development. Pursuant to provisions of Section 2.8.8 of the City of Tucson Land Use Code, the application has been:

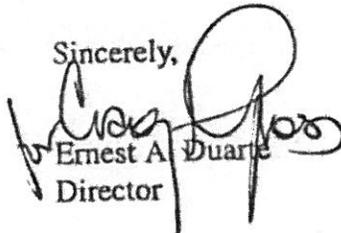
**CONDITIONALLY APPROVED**, subject to the following conditions:

- 1) All windows to be wood frame;
- 2) Return for a "minor review" for the exterior colors of the building, landscaping and paving plans;
- 3) Provide two (2) copies of working drawings to the Zoning Administration at the time of permit sign-off, and;
- 4) Obtain the appropriate permits within one (1) year of the Director's decision.

Please note that appeals to the above decision must be received by the Zoning Administration within fourteen days of the date of the decision. No building permit will be issued until after the fourteen day appeal period has expired on May 14, 2007.

The issuance of a building permit by Development Services will be based on compliance with all applicable Zoning, Building Code, and Fire Code requirements. Changes to the approved plans may require additional Historic Preservation Zone Development review. Contact this office at 791-4541 to determine the extent of review needed for changes.

Sincerely,



Ernest A. Duarte  
Director

EAD:FSP/hpz0715

201 North Stone Avenue • P.O. Box 27210 • Tucson, AZ 85726-7210  
Phone: (520) 791-5550 • Fax: (520) 791-4340  
Website: [www.ci.tucson.az.us/dsd](http://www.ci.tucson.az.us/dsd) • Email: DSD\_webmaster@tucsonaz.gov

## ARMORY PARK HISTORIC ZONE ADVISORY BOARD

### Minutes of Special Meeting

April 25, 2007 at 7:00 P.M.

**Members Present:** Phyllis Factor, chair, John Bissell, Bonnie Brooks, Dolores Cannon, Marty Diamond, Michael Kennedy, Adam Ussishkin

**Members Absent:** Mike Hall

**Guests:** Anne and Roy Laos, project owners, Chris Anderson and Richard Fe Tom, architects with the architecture company, Marty McCune, Historic Preservation Officer for the City of Tucson, Carolyn Lenz, President of APNA, John Burr, V.P. and past president of APNA

Meeting was called to order at 7:00 P.M. Minutes of the previous meeting were not presented.

The Infill Incentive District map was shown. The property at 747 S. 6<sup>th</sup> Ave., which is under consideration, is within the infill incentive zone. The number of parking spaces for properties within the Infill Incentive District is negotiated with the property owner and the appropriate department at the City of Tucson. The placement of parking and the building height fall in the purview of the APHZAB.

Each member of the board was given the opportunity to express his or her perspective on the proposed structure. Dolores Cannon pointed out that the diagonal street parking is out of character for the neighborhood and would narrow or appear to narrow 18<sup>th</sup> St., the historic sidewalk would be removed, the building exceeded the height shown within the development zone, and the appearance was not compatible with the commercial properties to the north. Adam Ussishkin had talked to several people at the City of Tucson and had been advised by Frank Podgorski that the design was similar to the Alamo Apartments. Even though the Alamo Apartments are not in the development zone, it did give consistent rhythm to the intersection as to general appearance and height. Adam was also concerned about future reviews if this particular building was approved. Pictures of the development zone and other close properties were passed around. Marty Diamond stated that commercial property on 6<sup>th</sup> Ave./Five Points is not consistent with the remainder of the Historic District and that he felt the building was acceptable. He also said that the proposed building fit in with the look of 6<sup>th</sup> Ave., but that he didn't believe we had the authority to develop gateways or to approve buildings that exceeded the height standards. He asked how we modify or amend the rules. The concern is how this decision would set a standard for the future and under what conditions can the rules be violated. He also asked what the rules say. Marty McCune explained that we have guidelines, not rules, so there is some flexibility. Our decision can be worded to clarify that this project does not set a precedent for future development and the minutes should reflect the discussion of this point. Phyllis Factor gave an example of a previous decision where the APHZAB permitted a higher than usual wall because of truck parking on the adjacent property.

The function of incentive zones is to encourage high quality development within the zone.

Chris Anderson said that the precedent for parking was set on 19<sup>th</sup> St., one block south of the proposed development. It was immediately pointed out that the section of 19<sup>th</sup> St. cited was not in the Armory Park Historic District nor in the development zone.

Bonnie Brooks stated that it seemed the Infill Incentive District was about making exceptions when the proposed structure is appropriate to the continuity of the area. Don Coleman asked if we were voting on our opinions or the guidelines. He pointed out that the boundaries we use aren't visible and what does matter is what the eye sees when looking at the area. It was clarified to him that the zoning of the property is HC3. John Bissell suggested that we state in our motion that we are not setting a precedent. He also said that Tucson is growing to the south and will begin to get perimeter development and that we should realize that part of our responsibility is to

make the perimeter development appropriate and compatible. Phyllis is concerned with the appearance of the parking on 18<sup>th</sup> St. and the removal of the curb and sidewalk, especially since 18<sup>th</sup> St. is considerably narrower than most streets in Armory Park. She feels that back-in diagonal parking may be difficult due to the narrower street. She also objected to the removal of the two small windows in the existing historic building and expressed a desire to have the front of the building be renovated to give the appearance of a return to its original look, especially since the board had refused to allow the OK Market to change/remove similar windows. Another concern was the height of the building and the lack of set-back.

The architect said the building was set back about 4' more than the original design and that the 18<sup>th</sup> St. parking would be adjusted to meet city requirements. Mike Kennedy said he believed diagonal parking required longer parking spaces which would give the appearance of a narrower street.

Phyllis reminded Roy and Anne Laos that a public meeting had to be held with the adjacent neighbors, neighborhood associations and other interested parties to address any concerns they may have. Anne Laos said this had been done at a meeting at Carrillo School. However, the current and previous presidents of the Armory Park Neighborhood Association stated that neither of them had ever received any notice of a public meeting on this and it has never been presented to either the APNA BOD or at a general meeting of the APNA. Phyllis Factor stated that she had talked to Daniel Patterson, current president and past vice president, of the Santa Rita Neighborhood Association and he was not aware of the proposed building. It was suggested that a presentation be made at the upcoming APNA general meeting on May 15. The officers of APNA pointed out that the additional vehicles this project could bring into Armory Park could seriously impact the residents of the neighborhood, and that they should be consulted before a final parking plan is developed. The last parking variance that the APNA BOD approved was for KXCI which caused a lot of parking problems for residents, resulting in the implementation of a Residential Parking Program.

Richard Fe Tom, architect, said that the growth of the city, especially with Rio Nuevo, gives the opportunity to have high quality developments and that Five Points will become an important gateway to downtown. Don Coleman felt that many people in the area would walk to the services offered at the building.

Marty Diamond moved that the building as presented be permitted with the caveat that it is an exception and cannot and will not be cited as a precedent for future construction. The motion was seconded by Mike Kennedy and was carried, 6 to 2. The reasons for approval were that it is a high quality design and would improve the unusual location. It also blends with the existing structures in the area. The objections were based on the height of the building and the changes to the historic curbs, sidewalks and streetscape.

Marty McCune said that the need for a parking variance is waived in the Infill Incentive District. However, the need to inform the residents of the affected neighborhood(s) is a requirement of the Infill Incentive District. The final plan will go to Mayor and Council for final approval.

This proposed building is a test case for the Infill Incentive District and is a new process. The Infill Incentive District was designed to build up commercial use on major streets and excludes the residential areas.

Minutes taken by Bonnie Brooks  
Transcription by Phyllis Factor

Motion passed unanimously. Vote 4-0. Acting Chair Waterfall did not vote.  
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HPZ 07-15 R & A Developments-New Commercial Retail; 747 South 6<sup>th</sup> Avenue (Armory Park Historic Preservation Zone)

Presentation by Chris Anderson and Richard Fe Tom, architects, on the proposed new two-story commercial retail building located at the Five Points intersection at the northeast corner of South 6<sup>th</sup> Avenue/East 18<sup>th</sup> Street. Marty McCune, City of Tucson, Historic Preservation Officer, was present to explain the Infill Incentive Zone (IIZ) in which this project lies. Each proposal in the IIZ is reviewed on a case-by-case basis to provide relief from COT Development Standards, if applicable. There is no parking requirement in the IIZ and the developers of each property in the IIZ identify elements to make a project work with final determination by Mayor & Council. The developer is required to seek input from neighborhood groups prior to Mayor & Council consideration. The architects have used the existing building on-site which was a former market and the Alamo Hotel across the street (although not located in the Armory Park Historic Preservation Zone) as examples of design elements and character defining features for this proposal. The commissioners requested and were provided photos by the architect of these specific examples. The meeting minutes of the Armory Park Historic Preservation Zone Advisory Board were read by Phyllis Factor, Chair, with a final recommendation vote of 6-2 by the Armory Park Historic Preservation Zone Advisory board in favor of this proposal.

Motion by Steve Herzog to recommend approval with the condition that all windows be wood (not clad).

Seconded by Gal Witmer.

Motion passed; Vote 3-1. Acting Chair Waterfall did not vote.  
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HPZ 07-17 Martinez-New Residence/Second Dwelling Unit; 729 South Osborne Avenue (Barrio-Historico Preservation Zone)

Presentation by Andrew Ogas, architect, on the construction of a new infill single-family residence and a second dwelling unit on the property. A detached carport exists on the property. Proposed corrugated metal gate on the perimeter with a swinging gate for ingress/egress to South Osborne Avenue. Wood clerestory windows are proposed on the north elevation of the main residence and south elevation of the proposed second dwelling unit. Front entryway on the main residence to have a recessed design. Windows are to be wood double-hung throughout the two structures with those on the front elevation of the main residence to have sloped sills. Further discussion on the clerestory windows by the commissioners. It is recommended that the clerestory windows be changed to wood with a 1/1 ratio.

Motion by Steve Herzog to recommend approval as submitted with the condition that the proposed clerestory windows on the north elevation of the main residence and south elevation of the second dwelling unit be changed to wood with a 1/1 proportional ratio.

Seconded by Kathy Nabours.

**IID MDR PROJECT INFORMATION**  
6/28/2013 jh

**MODIFICATION OF DEVELOPMENT REGULATIONS (MDRS) GRANTED**

PROJECT NAME	ADDRESS/ ZONING	DESCRIPTION	NEW OR EXISTING BUILDINGS	NEAR SFR	STATUS	PARKING	SETBACKS	BLDG HT	WASTE COLLECTION/ LOADING	LANDSC/ SCR	OTHER MDRS (✓) AND MISC
<b>GREATER INFILL INCENTIVE SUBDISTRICT</b>											
The District	550 N 5 <sup>th</sup> Ave. C-3/R-3	5-story student housing	New	Adjoining & Adjacent	Completed, in use	Fully parked per code	✓	✓	✓ loading	✓	✓ FAR (floor area ratio)  Surrounded by National Register and <i>Pending</i> National Register Districts and HPZ <sup>2</sup>
Junction at Iron Horse	504 E 9 <sup>th</sup> St. C-3/R-3	4-story student housing	New	Adjoining & Adjacent	Construction imminent	✓ IPP (Individual Parking Plan)	✓		✓ refuse collection		Ironhorse Expansion Nat'l. Register District
201 N. 4 <sup>th</sup>	201 N 4 <sup>th</sup> Ave. C-3/I-1	Restaurant/bar	Incorporate historic buildings and expand	½ block	Construction imminent	✓ Agreement with ParkWise	✓ (existing bldg.)				Warehouse Nat'l. Register District
Che's Lounge	350 N 4 <sup>th</sup> Ave. C-3	patio expansion	Existing	1 block	Completed, in use	✓ Agreement with ParkWise			✓ both	✓	<i>Pending</i> 4 <sup>th</sup> Ave. Nat'l. Register District
Sky Bar	536 N 4 <sup>th</sup> Ave. C-3	patio expansion	Existing	Adjacent	Not built	✓ (25% or less)					✓ onsite PAAL width (parking area access lane)  <i>Pending</i> 4 <sup>th</sup> Ave. Nat'l. Register District
Five Points	747-749 S 6 <sup>th</sup> Ave. HC-3	2-story retail and commercial	New	Adjacent	Not built; new proposal for Farmer's Market submitted in 2012	✓			✓		✓ encroachment into SVT (sight visibility triangles)  Armory Park Nat'l. Register District & HPZ