



Infill Incentive District – Design Review Committee (IID-DRC)

Legal Action Report – Meeting Minutes

Members of the IID-DRC held a meeting, which was open to the public, on:

Friday, December 10, 2021 at 11:00 AM

Meeting was held virtually using Microsoft Teams

1. Call to Order / Roll Call: 11:02 AM

DRC members present:

Eric Barrett
John Burr, Vice Chair
Chris Gans, Chair
Rick Gonzalez, Design Professional
Bill Viner

DRC member absent:

Daniel Matlick
Robin Shambach

Quorum was established.

Staff Members Present:

María Gayosso, Planning & Development Services
Michael Taku, Planning & Development Services
Nicholas Martell, Planning & Development Services
Acacia Dupierre, Planning & Development Services

2. Approval of Legal Action Report (LAR) for June 23, 2021, Meeting

Motion was made by Vice Chair Burr to approve the LAR and draft minutes of June 23, 2021 as presented. Motion was duly seconded by IID-DRC Member Viner. All in favor. Motion passed 5-0.

3. Case # IID-20-03 Food Conspiracy

– Action Taken

Related Activity #s: [T21SA00364](#), [DP21-0117](#), [T21CM07719](#), [T21CM08011](#)
[412 N 4TH AV](#)

C-3 zoning, Downtown Links Subdistrict, 4th Avenue Sub-area

Staff introduced the project, pointing out the new civic assembly use being added to the existing food and beverage sales land use, clarifying the IID review applies only to the parcel west of Hoff Avenue, since the eastern parcel is outside the IID boundaries. Staff also informed the project has been reviewed and approved by the Department of Environmental Services, and will be reviewed by the Tucson/Pima Historic Commission – Plans Review Subcommittee (PRS) on December 16, 2021, and that no issues are expected by the Historic Preservation Officer, but if any outstanding issues are raised by PRS, staff will address them with the applicant.

Additionally, staff shared with the IID-DRC e-mailed sent by IID-DRC member Matlick, where he indicated he attended the neighborhood meeting held by the architect on October 28, where the architect answered all questions satisfactorily, including no concerns on the impact on 4th Avenue and the streetcar during construction. In his email Mr. Matlick also stated he personally believes “the design looks great”.

The applicant presented the project and, in response to questions posed by the IID-DRC, clarified the following:

- a) The entrance from 4th Avenue will be maintained;
- b) No modifications are proposed to the west façade of the existing building; perhaps only new signage will be installed;
- c) No new square footage is being added to the property east of Hoff Avenue;
- d) The new east entrance extends all the way east to Tucson High School;
- e) A crosswalk will be installed on Hoff Avenue; the crosswalk will be stripped or delineated with different materials, or leveled up so it's like a speed bump;
- f) Fire code issues have been addressed with building code standards, so no sprinklers will be required.

The City Design Professional, Rick Gonzalez, provided an overview of his two reviews on the project, on November 23, 2021 and December 3, 2021, and has recommended approval of the project, pointing out the applicant could provide a crosswalk on Hoff Avenue, delineated with stripping or changing material.

Motion was made by Vice Chair Burr to recommend to the PDSD Director approval, finding the project in compliance with the design standards in UDC Section 5.12, with the following condition: 1) Any requests by the Tucson-Pima County Historical Commission's Plans Review Subcommittee (PRS) are considered. The motion was duly seconded by IID-DRC Member Viner. Motion passed by a voice of 5-0. Motion passed unanimously.

4. Call to the Audience

No speakers.

5. Future Agenda Items

– Information Only

Staff informed the IID-DRC members of upcoming IID projects, including the Bautista, 375 South Stone Avenue plus other properties to the east, but are still working to formalize their applications.

6. Adjournment – 11:36 AM