



## 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:

**Tuesday, March 22, 2022 at 2:00 PM**

Meeting was held virtually using Microsoft Teams

#### 1. Call to Order / Roll Call: 2:00 PM

##### **DRC members present:**

Zachary Baker (Downtown Subdistrict only)  
Eric Barrett  
John Burr, Vice Chair  
Chris Gans, Chair  
Daniel Matlick (4<sup>th</sup> Ave Subdistrict only) – Left at 2:42 PM  
Robin Shambach  
Bill Viner

**Quorum was established.**

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

Daniel Bursuck, Planning & Development Services  
Mark Castro, Planning & Development Services  
Acacia Dupierre, Planning & Development Services  
María Gayosso, Planning & Development Services  
Nicholas Martell, Planning & Development Services  
Lena Porrel, Planning & Development Services  
Rebecca Ruopp, Planning & Development Services  
Rick Saldate, Planning & Development Services  
Amanda Smith, Planning & Development Services  
Ian Sansom, Transportation & Mobility

#### 2. Approval of Legal Action Report (LAR) for December 10, 2021 Meeting

DRC Vice Chair Burr moved to approve the LAR as presented. DRC Member Viner seconded the motion. Motion passed 6-0.

#### 3. Infill Incentive District (IID) Update

##### **Information Only**

Staff presented an overview of the scope and timeline for the IID code update, which has a sunset date on January 31, 2023. In response to IID-DRC members' questions/comments, staff:

- a) Shared the link to the IID webpage: <https://tucson-infill-incentive-district-iid-cotgis.hub.arcgis.com>;
- b) Indicated links to the IID update website will be provided in both DTM and PSDS websites; and
- c) Staff can provide updates to the IID-DRC as the project moves forward.

**4. Tucson Norte-Sur Strategic Plan Update**

**Information Only**

Staff presented an overview of the scope and timeline for the project. In response to IID-DRC members' questions/comments, staff:

- a) Shared the link to the Tucson Norte-Sur Strategic Plan webpage: <https://www.tucsonnorte-sur.com/>;
- b) Focus should be on mixed income housing within public transit areas, but also spread throughout the corridor;
- c) Community ambassadors will be hired to work as liaisons between the City and the neighborhoods, helping staff with the outreach process; we'll be reaching out to Neighborhood Associations along the corridor, including Armory Park, to get feedback and answer questions, basically over the next two months;
- d) Staff is aware of the potential issues with connecting the transit route through downtown; specific design will come later with the engineering;
- e) At this point, the project can't commit to any specific transit type, but given the distance and costs, is bus rapid transit at this point; but design and quality of investment in stations would be the same as it is done with light rail; Albuquerque has a great gold level bus rapid transit example that just opened up on Central Avenue, and staff will be looking at it as a case study to see how successful it will be, since there is a lot of similarities with Tucson, such as demographics and other measurables; but a limited streetcar extension should not be ruled out either; we have heard people wanting the extension, and would require a lot of leadership, considering costs;
- f) Potential zoning tools may be developed in the next couple of years or so, based on the feedback we get through this process this year; this could mean overlay zones, and/or using what we have in place, the IID itself, or an extension of the IID; but again, the feedback that we receive over the next several months from you all and from other groups will help us determine those zoning tools;
- g) Staff will look into any federal standards to create an intermodal hub for the rapid transit to interconnect with other transit services, and connecting to the Ronstadt Transit Center; and
- h) Staff can provide updates to the IID-DRC as the project moves forward.

**5. Case # IID-21-02 Bautista Mixed-Use**

**Action Item**

**Related Activity #s:** [T21SA00546](#), [DP21-0157](#), [T21CM09453](#)  
[165 S LINDA AV](#)

**C-2/C-3 zoning, Downtown Core Subdistrict, Rio Nuevo Area**

Staff introduced the project, the applicant presented the design concept for the proposed mixed-use project, and the Design Professional indicated the applicant will be required to provide more detailed information on building materials at the Development Package and Construction Documents review process, including placing samples of the materials on a board.

In response to IID-DRC comments/questions, the applicant indicated:

- a) Pedestrian and ADA connectivity from the project site to the future parking garage to the north is provided through the design of the on-site parking structure;
- b) ADA parking spaces for the residential units are provided in the parking garage, next to elevators;
- c) ADA parking for the commercial/retail and restaurant is provided on Linda Avenue;
- d) Commercial activity is located primarily along Linda Avenue, behind the pedestrian arcade; there are going to be live/work units on the Paseo side;
- e) Bike parking is located within the central plaza, and along the perimeter of the building; short term bike parking for the serious cyclists along The Loop is provided in the central plaza with direct connection to Paseo de los Zanjeros;

- f) The GFA for the restaurant is 5,800 ft<sup>2</sup>;
- g) A total of 389 bedrooms are included in the project;
- h) ADA access down to the river path that is going to be hard surface, not stabilized DG;
- i) The design package will be revised so the trees included in the landscape conceptual plans match the trees depicted in the elevation renderings;
- j) Water harvesting is being addressed by providing it in the overbank from The Loop, half up to the site, providing water harvesting in that section;
- k) Some of the pavement areas will drain to the trees in the central plaza, and some will drain on other landscaped areas, but not too much on the streets;
- l) Electric car charge stations are being provided in the parking garage;
- m) General location for the building signage as well as each of the commercial spaces would have a sign over the entrance way, with some decorative light fixtures; and
- n) There are specific provisions in the lease agreements regarding noise, and will be handled at the property management level.

Staff also indicated the IPP could address parking spaces allocated in the temporary parking lot be included in the future parking garage(s), tying the development to a more permanent parking facility; staff also indicated conversations are taking place with Park Tucson.

Motion was made by Member Shambach to recommend to the PDSO Director approval, finding the project in compliance with the design standards in UDC Section 5.12, with the following conditions: 1) The Design Professional to review additional details on constructions materials; 2) Off-site parking at the temporary parking lots to be approved through the Development Package process and to remain as parking for this development until the future parking garage is constructed; and 3) Any major changes to the design package to return to the IID-DRC for review. The motion was duly seconded by Vice Chair Burr. Motion passed by a voice of 6-0. Motion passed unanimously.

**6. Call to the Audience**

No speakers.

**7. Future Agenda Items- Information Only**

Staff informed the IID-DRC members that the Corbett Block has filed for modifications to the approved design package, and that it will be reviewed by the PRS and the IID-DRC.

**8. Adjournment – 3:25 PM**