

Notice is hereby given to the Infill Incentive District Design Review Committee and the general public that the Infill Incentive District Design Review Committee will hold the following meeting which will be open to the public.



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## INFILL INCENTIVE DISTRICT DESIGN REVIEW COMMITTEE

Planning and Development Services • P.O. Box 27210 • Tucson, AZ 85726-7210

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### MEETING NOTICE

Thursday, May 19, 2022, 3:00 PM

Pursuant to safe practices during the COVID 19 pandemic, all in-person public meetings are cancelled until further notice. This meeting will be held virtually to allow for healthy practices and social distancing. All materials related to the agenda items noted below can be accessed at: [www.tucsonaz.gov/pdsd/infill-incentive-district-design-review-committee](http://www.tucsonaz.gov/pdsd/infill-incentive-district-design-review-committee). Meeting materials will also be presented as part of the virtual meeting.

To join the IID-DRC virtual meeting from your computer, tablet or smartphone:

### Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 213-293-2303,364010049#](tel:+12132932303364010049) United States, Los Angeles

Phone Conference ID: 364 010 049#

[Find a local number](#) | [Reset PIN](#)

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*For wheelchair accommodations, materials in accessible formats, and/or materials in a language other than English, please contact María Gayosso at (520) 837-6972, [specialdistricts@tucsonaz.gov](mailto:specialdistricts@tucsonaz.gov) or (520) 791-2639 for TDD, no later than Friday, May 13, 2022.*

*Para solicitar acomodamiento de sillas de ruedas, materiales es formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, [specialdistricts@tucsonaz.gov](mailto:specialdistricts@tucsonaz.gov), a más tardar el Viernes 13 de Mayo de 2022.*

## MEETING AGENDA

1. Call to Order / Roll Call
2. Approval of Legal Action Report of March 22, 2022 meeting **Action**
3. IID-20-04, The Corbett, Modification Request to Approved Design Package ([T20SA00241](#), [DP20-0125](#)) **Action**
  - a) Preliminary Staff Remarks
  - b) Project Presentation by Applicant
  - c) Design Professional Findings/Recommendations
4. Call to the Audience (individuals may speak up to 3 minutes)
5. Future Agenda Items **Information Only**
6. Adjournment

Committee Members: Chris Gans; John Burr; Zachary Baker (Downtown Subdistrict only); Eric Barrett, Daniel Matlick (4<sup>th</sup> Ave Subdistrict only); Robin Shambach; Bill Viner.

Design Professionals: Corky Poster.

*A quorum of the IID DRC is the Design Professional and at least two other IID-DRC members.*

## MEETING AGENDA

### 1. Call to Order / Roll Call

Chris Gans, Chair  
Eric Barrett  
John Burr, Vice Chair  
Robin Shambach  
Bill Viner  
Corky Poster, Design Professional

### 2. Review and approval Legal Action Report for the March 22, 2022 meeting

– Action Item

### 3. Case # IID-20-03, The Corbett

– Action Item

Related Activity #s: [T20SA00241](#), [DP20-0125](#), [T21CM06128](#), [T18CM05456](#)  
[225 E 8TH ST](#), [345 N 5TH AV](#), [340 N 6TH AV](#), [210 E 7TH ST](#), [320 N 6TH AV](#)  
I-1 zoning, Downtown Links Subdistrict, Warehouse Triangle Sub-area

#### The Applicant's Request:

The applicant is proposing to modify the design package approved on June 30, 2021 with the following changes:

- 1) Rehabilitation of the existing historic Corbett building (not under this review) still planned for food service use in the future, but to be used temporarily for indoor commercial recreation (two indoor pickleball courts), utilizing existing open warehouse floor plan;
- 2) Outdoor service patio areas and temporary event tent are now replaced with outdoor commercial recreation use (three outdoor pickleball courts), with new outdoor patio serving areas under steel shade structures;
- 3) The new single story, 4,000 square-foot building on the northeast corner of the property, for a food service use, has now changed exterior colors;
- 4) New outdoor seating area along the north side of the property, in the 7<sup>th</sup> Street right-of-way, for the food service use at the northeast corner of the property;
- 5) Parking canopy on the east side of the project, in the 5<sup>th</sup> Avenue right-of-way, to be replaced with new steel canopy to better accommodate underground utilities;
- 6) Increase the number of surface parking spaces from 181 to 184; the applicant still intends to return in the future to remove the surface parking area and replace it with mixed-use development.

#### The Design Professional's Findings/Recommendations:

The project was reviewed by the City's Design Professional on April 29, 2022 and has recommended approval of the project.

#### The Tucson-Pima Historical Commission - Plans Review Subcommittee (PRS) Findings/Recommendations:

The PRS reviewed the project on May 12, 2021, and recommended approval as presented. The proposed work to the existing Corbett building has been previously approved under permit number [T18CM05456](#).

#### The IID-DRC's Purview:

In accordance with UDC Sections 5.12.6.B.4.c and 5.12.6.I.1, the IID-DRC reviews development projects submitted using the IID zoning option, and forwards a recommendation to the Planning & Development Services Department (PDS) Director. The IID-DRC reviews projects for compliance with IID standards and requirements specified in UDC Section 5.12, and may also comment on other aspects of the projects. Also, per UDC Section 5.12.6.I.2, the IID-DRC may continue the item being reviewed one time, unless the applicant asks for further continuances.

- 4. Call to the Audience (individuals may speak up to 3 minutes)**
- 5. Future Agenda Items – Information Only**
- 6. Adjournment**