

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.



INFILL INCENTIVE DISTRICT DESIGN REVIEW COMMITTEE

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

MEETING NOTICE

Tuesday, September 24, 2019, 1:30 PM

Public Works Building, 3rd Floor Conference Room
201 North Stone Avenue, Tucson, Arizona 85701

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 or (520) 791-2639 for TDD, no later than Monday September 23, 2019.

Para solicitar acomodamiento de sillas de ruedas, materiales en formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, specialdistricts@tucsonaz.gov, a más tardar el Lunes 23 de Septiembre de 2019.

MEETING AGENDA

1. Call to Order / Roll Call
2. Approval of Legal Action Report of August 14, 2019 meeting **Action**
3. IID-19-07, The Station-Pueblo Vida, 901 South 6th Avenue (T19SA00151, DP19-0063) **Public Meeting**
 - a) Preliminary Staff Remarks
 - b) Project Presentation by Applicant
 - c) Design Professional Findings / Recommendations
4. IID-19-05, Lewis Hotel Lofts (T19SA00161, DP19-0152) **Study Session**
 - a) Preliminary Staff Remarks
 - b) Project Presentation by Applicant
5. Overview of the Design Standards for Partners on Fourth Planned Area Development (PAD) **Information Only**
6. Call to the Audience (Individuals may speak up to 3 minutes)
7. Future Agenda Items **Information Only**
8. Adjournment

Committee Members: Chris Gans; Robin Shambach; John Burr; Bill Viner; Jennifer Patton; Kathleen Erickson (Downtown Core Subdistrict only).

Design Professional: Rick Gonzales

MEETING AGENDA

1. Call to Order / Roll Call

Chris Gans, Chair
Kathleen Erickson
John Burr
Robin Shambach
Bill Viner
Rick Gonzales

2. Review and approval Legal Action Report for the August 14, 2019 – Action Item

3. Case # IID-19-07 (T19SA00151), The Station-Pueblo Vida, (Related Activity #s DP19-0063, HP-19-62) – Public Meeting 901 South 6th Street, C-3 zoning, Greater Infill Subdistrict

The Applicant's Request:

The applicant is proposing to redevelop a piece of property in the Armory Park Historic District, by restoring an existing non-contributing structure (formerly used for auto repair), building a new structure for restrooms, and restoring an existing contributing structure. Applicant is also proposing a new exterior walk-in cooler and a new storage shed along the south side of the property. The proposed use is restaurant with microbrewery storage as an accessory use, with a space for a guest mobile food truck for weekends and special events only.

The applicant is requesting the IID-DRC to recommend for approval the following UDC modifications:

- a) **UDC 5.12.9.C.2.a – Motor vehicle parking. Total of 10 spaces is proposed (4 on-site, 14 on 19th Street).** Total required on-site parking is 29 spaces.
The Greater Infill Subdistrict, UDC Section 5.12.9.C.2.a, allows for a reduction of 25% of the required parking spaces. For this project, the allowed reduction would be from 29 to 22 spaces. Since applicant is proposing a reduction of more than 25%, an Individual Parking Plan (IPP) was required. IPP was approved on September 9, 2019 to allow for 1 on-site space, with the following conditions: for the on-site parking spaces to be available to customers and employees, and to provide signage on the western parking lot to restrict users from backing out onto 6th Avenue.
- b) **UDC 5.12.9.C.1.b – Street perimeter yard. Proposal is to maintain the existing setback of the contributing structure from the south property line.** Staff has requested applicant to dimension setbacks to south property line and from the future curb location of South 6th Avenue, and to show the future right-of-way lines.
- c) **UDC Section 5.12.9.C.3 – Solid waste collection. Applicant is proposing one 2-cubic yard container for refuse and one 2-cubic yard container for recycling materials; the two containers would be stored in one enclosure at the southeast corner of the property, and would be rolled out to the curb through the southeast gate.** Given the space limitations and refuse maneuvering restrictions, Environmental and General Services has requested applicant for clarification on proposed servicing procedures.

- d) **UDC Section 5.12.9.C.5.b – Landscaping and screening.** The project proposes shade trees and other landscape planting in the right-of-way (ROW) along 19th Street and 6th Avenue, and shade trees at the southwest corner of the property and in between the two existing buildings. The Greater Infill Subdistrict allows for a complete or partial exception to UDC Section 7.6, Landscaping and Screening Standards, if shade is provided for pedestrians and costumers, such as along sidewalks, pedestrian circulation path, and outdoor patios, except as required by UDC Section 5.12.8.B, Development Transitions Standards.
- e) **UDC Section 5.12.9.C.5.b – Parking Area Access Lane (PAAL) width.** The project proposes an 18-foot wide PAAL. Minimum required PAAL width is 24 feet.

The Design Professional’s Findings/Recommendations:

The project has been reviewed by the City’s Design Professional twice. In his first review, the Design Professional requested the following:

- a) Shade Study;
- b) A pattern to west parking lot to enhance design components of the site;
- c) Utility Plan, Landscape Plan;
- d) On west elevation, new door that leads to kitchen not to give the impression is a historic door;
- e) Roof materials of new construction; and
- f) Location of mechanical equipment.

The applicant proceeded with the revisions requested by the Design Professional, and are reflected on the revised application. The Design Professional issued his second and final review on September 1, 2019, and has recommended approval of the project.

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 (PDSD) 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. Case # IID-19-05 (T19SA00161), Lewis Hotel Lofts, (Related Activity # DP19-0152, DS19-04) – Study Session 140 & 188 E Broadway Bl, OCR-2 zoning, Downtown Core Subdistrict, Rio Nuevo Area Overlay Zone

This is the second Study Session item to allow the IID-DRC to provide initial feedback and design considerations prior to the formal meeting. The first Study Session was held by the IID-DRC on August 14, 2019.

The Applicant’s Request:

The applicant is proposing 44 new and 13 renovated market rate studio apartments and additional 3,350 square feet of ground floor retail space. The new studio apartments are located at the southeast corner of East Broadway Boulevard and Arizona Avenue, immediately adjacent to the historic Julian Drew building. The renovated studio apartments are located on the second floor of the Julian Drew building. The new and existing buildings are physically connected at the second and third floor/roof levels to provide elevator access to the Julian Drew building and to allow for sharing of common area amenities that include a rooftop terrace on the Julian Drew building.

The applicant will be requesting the IID-DRC to recommend for approval the following UDC modifications:
Setbacks, landscaping/screening, and solid waste collection

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

ATTACHMENT A:

UDC SECTION 5.12.8 – GENERAL IID ZONING OPTION DESIGN REQUIREMENTS

5.12.8. GENERAL IID ZONING OPTION DESIGN STANDARDS

An IID Plan under the IID zoning option design [standards](#) must demonstrate compliance with the following:

A. Streetscape Design

Streetscape design must comply with the [street](#) design [standards](#) in the Technical Manual and the Streetscape Design Policy.

1. Pedestrian-orientation

[Projects](#) shall be pedestrian-oriented and comply with all of the following [standards](#) :

- a. New construction shall have architectural elements/details at the first two floor levels;
- b. [Buildings](#) shall provide windows, window displays, or visible activity on the ground floor for at least 50 percent of frontage;
- c. A single plane of façade shall be no longer than fifty feet without architectural detail;
- d. Front doors shall be visible or identifiable from the [street](#) and visually highlighted by graphics, lighting, or similar features;
- e. Uses, such as Commercial Services or Retail Trade uses that encourage [street](#) level pedestrian activity are preferred on the first floor of a [structure](#) of a multistory [building](#);
- f. Construction and maintenance of sidewalks must be done in compliance with the [City's](#) Streetscape Design Policy. Existing sidewalk widths shall be maintained so as to provide effective, accessible, connectivity to [adjoining](#) properties. Sidewalks may be widened to accommodate a [project's](#) design characteristics. Where no sidewalks exist, sidewalks shall be provided. Outdoor seating and dining areas and landscaping may be located in the sidewalk area where safe and effective sidewalk width around the design feature can be provided;
- g. To the extent practicable, bus pull-outs shall be provided where bus stops are currently located; and
- h. If drive-through service is proposed, it shall not interfere with pedestrian access to the site from the [right-of-way](#).

2. Shade

a. Except as provided below, shade shall be provided for at least 50% of all sidewalks and pedestrian access paths as measured at 2:00 p.m. on June 21 when the sun is 82 degrees above the horizon. Shade may be provided by trees, arcades, canopies, or shade [structures](#) provided their location and design characteristics are compatible with the historic and design context of the [street](#) and the architectural integrity of the [building](#). The use of plantings and shade [structures](#) in the [City right-of-way](#) is permitted to meet this standard with the approval of the Transportation Department. The shade provided by a [building](#) may serve to meet this standard.

b. Exception

The PDSD Director may approve an IID Plan providing less than 50% shade where compliance is not feasible due to a [project site's](#) location and/or [building](#) orientation and the applicant has made a reasonable attempt to comply with this standard.

B. [Development Transition Standards](#)

The purpose of the [Development Transition Standards](#) is to mitigate excessive visual, noise, odor, vibration intrusion, and other similar public health and safety concerns that may be created by the proposed [project](#).

1. **Applicability**

Developing sites that [abut](#) an affected single family or duplex dwelling shall comply with this section. For purposes of the IID, the following terms and examples describe elements of applicable transitional areas:

a. "Affected residential property" refers to an existing detached single-family or duplex dwelling that is [adjacent](#) to a developing site;

b. "High density residential" refers to residential [development](#) that is neither existing single-family detached nor attached dwellings;

c. Examples of applicable transitional areas include a nonresidential developing site [adjacent](#) to existing single-family detached or attached dwellings within a subdivision, or a developing high density residential site [adjacent](#) to existing single-family detached or attached dwellings within a subdivision; and,

d. For [projects](#) within the DCS, the [Development Transition Standards](#) apply only to those [projects adjacent](#) to affected residential properties outside the DCS boundaries.

2. **Mitigation of Taller Structures**

Compliance with the following [standards](#) is required where the developing site has taller buildings than [adjacent](#) affected residential properties:

a. Within the GIS and DCS, the maximum building height is 25 feet within 30 feet of the property line [adjacent](#) to an affected residential property. Proposed buildings may be developed to the maximum height permitted by the underlying [zone](#) or as permitted by the IID Subdistrict, whichever is applicable, when the building is 30 feet or more from the property line [adjacent](#) to an affected residential property;

b. **Building Bulk Reduction**

If a [building](#) façade faces a property line [adjacent](#) to a single-family detached or duplex residential property, the PSDS Director may require bulk reduction. The [Design Professional](#) shall make a finding and recommendation, after consulting with the DRC and/or Historic Commission if applicable, that the proposed design provides an effective way of breaking up the mass so the [building](#) mass of the façade is less imposing.

c. Windows at or above the second story of a [structure](#) shall be located or treated to reduce views into [adjacent](#) affected residential property's [buildings](#) and yard areas;

d. Balconies shall be oriented away from affected residential property or use a screening device to reduce views in to the rear or side yards of the affected residential property.

e. The developing site's [buildings](#) shall be oriented so as to reduce views onto an affected residential property; and

f. Buffers and/or screening consistent with the purpose of this section shall be provided between a developing site and affected residential properties and shall include features such as, but not limited to, landscaping, walls, and architecturally decorative features.

3. **Mitigation of Service Areas**

Potential nuisance or noisy areas shall be oriented away from affected residential property, such as by placing service areas for loading and garbage disposal between the developing site's [buildings](#), behind opaque barriers, or by

using architectural or landscaping treatments that effectively reduce nuisance impacts from service areas. The service area shall be mitigated to reduce the noise and view of the service features, reduce the emission of offensive odors to owners or occupants of [adjacent](#) properties or create a nuisance or hazard beyond the property lines of the [project site](#), and prevent vibrations that are discernible beyond the property lines of the [project site](#).

4. Mitigation of Parking Facilities and Other Areas

Where the site has parking areas or an area with noise and outdoor lighting features, the areas shall be screened from affected residential property by a combination of a wall or opaque non-chain link fence with a vegetative hedge or a row of trees that shall be dense enough to screen views onto the [development](#) site. An alternative treatment may be used, such as using architectural or landscaping treatments that effectively reduce nuisance impacts from parking facilities and other areas. Where there is a finding that the vegetative screen will be opaque, the requirement of a masonry wall may be waived by the PDSO Director.

C. Alternative Compliance

1. The PDSO Director may approve an urban design best practice option for compliance with Section [5.12.8.A](#), *Streetscape Design*, and Section [5.12.8.B](#), *Development Transition Standards*.

2. For purposes of this section, urban design best practices may include urban design studies approved for the City of Tucson, adopted urban design [standards](#) for a downtown area in an Arizona city of comparable size or a city in the Southwest of comparable size, books written by urban design experts or endorsed by a professional organization, such as the American Institute of Architects, addressing downtown [development](#), or any comparable report, study, or [standards](#) recommended by the [City's Design Professional](#) and approved by the PDSO Director.

D. Utilities

Plans shall include information on the layout and demonstrate availability of utilities such as water, wastewater, natural gas, electric, and telecommunication utilities.

E. Parking

1. Parking spaces may be located as follows:

- a. On site; or
- b. Off-site within $\frac{1}{4}$ of a mile of the [project site](#) under a shared parking agreement that is approved by the [City](#).

2. Required vehicle and [bicycle](#) parking may be reduced pursuant to an IID Parking Plan in accordance with Section [7.4.5.A](#), except as modified as follows:

a. Section [7.4.5.A.3](#) in Permitted Uses and Types of [Development](#) does not apply. An IID Parking Plan may be used to reduce required residential parking.

b. Bike parking shall be provided when motor vehicle parking is provided. The PDSO Director may reduce the required number of [bike parking spaces](#) depending on the use, setting, and intensity of the proposal.

c. The neighborhood meeting that is required for under Section [7.4.5.A.6.a](#) may be held concurrently with the neighborhood meeting required by Section [5.12.6.B](#).

d. Section [7.4.5.B](#), [Downtown Parking District](#), does not apply.

3. Where Parking is provided, the parking area must comply with the [standards](#) of Section [7.4.6.C](#) and D.

4. Parking must be in a [parking structure](#) with the ground floor of the [parking structure](#) screened from view.

a. Exception

Parking may be located on a surface parking lot if it is determined by the PDSO Director to be impracticable to be located elsewhere and other options are not available.

b. Parking may be located on a surface parking lot if it is determined by the PDSO Director to be impracticable to be located elsewhere and other options are not available. If located onsite, parking areas must be located at the rear or side of the [building](#).

c. [Changes of use](#) and expansion of existing [structures](#) may use the site's current parking configuration.

d. [Parking structures](#) shall be designed so that parked vehicles are screened from view through incorporation of design elements including, but not limited to, landscaping, pedestrian arcades, occupied space, or display space.

5. Special IID Parking Agreement

Where a developer can demonstrate to the satisfaction of the PDSO that the parking options provided for in this Section are not feasible, and the [City](#) makes a specific finding that the [project](#) will have significant economic [development](#) value for the IID Sub-District in which it will be located, the following parking options are allowed as follows:

a. A percentage of long-term residential parking may be located in a [City](#) public parking garage by an agreement with Park Tucson if the [project](#) is of significant economic benefit to the [City](#) to allow this option.

b. The agreement must be reviewed by PDSO, the [Design Professional](#), Park Tucson and approved by the [City](#) Manager.

F. Multi-zone [Parcels](#)

Where a [development parcel](#) contains more than one [zoning district](#), uses and [building](#) massing may be distributed across the [zoning districts](#) on the [parcel](#), provided that the [development](#) complies with the design [standards](#) in Section [5.12.8.B](#) to mitigate the impact of the new [development](#) on existing, less intensely developed [adjacent parcels](#).

(Am. Ord. 11246, 2/18/2015; Am. Ord. 11640, 4/23/2019)

**ATTACHMENT B:
 UDC SECTION 5.12.9 – GREATER INFILL SUBDISTRICT REQUIREMENTS**

5.12.9. GREATER INFILL INCENTIVE SUBDISTRICT (GIIS)

A. GIIS Land Uses

In the GIIS, a proposed [development project](#) using the IID zoning option must meet both of following requirements:

1. It must be a use permitted by the underlying zoning on the property.
2. It is limited to the uses listed in Table 5.12-GIIS-1 below.

TABLE 5.12-GIIS-1 LAND USE	
LAND USE TYPE	
<p>Commercial Services Group Administrative and Professional Office Alcoholic Beverage Service Entertainment Food Service Personal Services Travelers' Accommodation, Lodging</p> <p>Civic Use Group Civic Assembly Cultural Use Educational Use: Instructional School Educational Use: Post-secondary Institution Religious Use</p>	<p>Industrial Use Group Craft work</p> <p>Retail Trade Group General Merchandise Sales Food and Beverage Sales</p> <p>Residential Group Attached Family Dwelling Multifamily Dwelling Group Dwellings, pursuant to Section 5.12.6.K</p> <p>Other Uses Mixed Uses are limited to a combination of Residential and any other uses listed in this table.</p>

3. Additional Permitted Uses

With the exception of Automotive Service and Repair uses, which are prohibited, permitted uses include any use permitted in the underlying [zone](#) for the property, provided the PDSD Director finds the proposed use to be in accordance with Section [5.12.1](#), (Purpose).

B. Modifications of Underlying [Development Standards](#)

Except as provided in Subsection C below, the requirements in the following sections of the UDC may be modified up to 25 percent of the dimension amount permitted by the underlying zoning: [Article 6](#), *Dimensional Standards and Measurements*; Section [7.4](#), *Motor Vehicle & Bicycle Parking*; Section [7.5](#), *Off- Street Loading*; Section [7.6](#), *Landscaping and Screening*. Section [7.7](#), *Native Plant Preservation* may not be modified.

C. Exceptions

The following sections of the UDC may be modified in excess of 25 percent to the extent specified below upon findings by the PDSO Director that the modification is consistent with Section [5.12.1, Purpose](#).

1. Article 6, Dimensional Standards and Measurements

a. Building Height

[Building height](#) may be increased up to 60 feet unless the current zoning allows a greater height or where the IID Plan's [Development Transition Standards](#) as provided in Section [5.12.8.B](#) require less.

b. Street Perimeter Yard

Perimeter yard requirements may be reduced or waived if the PDSO Director determines that the request is consistent with the Major Streets and Route Plan. The Director of the Transportation Department, may modify the Major Streets and Routes setback if there is adequate sight visibility, no traffic safety issue is created, the reduction complies with the [standards](#) of Section [5.12.8.B](#), and the setback does not create a future roadway expansion problem. This provision may apply to Major Streets and Routes setbacks in the DCS and DLS.

c. No residential density calculation (RAN) [standards](#) apply.

2. Section [7.4, Motor Vehicle and Bicycle Parking](#)

a. Parking

Parking as required by Section [7.4, Motor Vehicle and Bicycle Parking](#), may be reduced up to 25 percent. Parking may be decreased by more than 25 percent per a written agreement with the Park Tucson, or in accordance with Section [5.12.6.M, IID Parking Plan](#), if the analysis and findings show the proposed parking is adequate.

b. Accessible Parking and [Bicycle Facilities](#)

(1) The number and location of accessible parking spaces required by the [City's](#) adopted Building Code shall not be reduced or eliminated and shall be based on the number of motor vehicle parking spaces required prior to any modification.

(2) [Bicycle facilities](#) may not be reduced or eliminated and must be based on the number of [bicycle spaces](#) required by Section [7.4.8](#) for the use.

c. Location

Parking may be provided by any one of the following options or by a combination of the following options:

(1) On-site;

(2) Off-site within one-fourth of a mile of the [project site](#) through a shared parking agreement with the [City](#);

(3) With the approval of the Department of Transportation, proposals for non-residential uses may provide up to five [on-street](#) spaces on a collector or [arterial street](#) where parking is permitted.

3. Section [7.5, Off-Street Loading](#)

[Off-street](#) loading [zone standards](#) may be reduced or waived if PDSO and the Department of Transportation determine that no traffic safety issue is created.

4. Solid Waste Collection

On-site refuse collection container [standards](#) governing access, type, and location may be modified if the Environmental Services Department determines that no public health or traffic safety issue is created.

5. Section 7.6, Landscaping and Screening

a. Section 7.7, *Native Plant Preservation* may not be modified.

b. Except as required by Section 5.12.8.B, *Development Transition Standards*, a complete or partial exception to Section 7.6, *Landscaping and Screening Standards*, may be granted if shade is provided for pedestrians and customers, such as along sidewalks, pedestrian circulation paths, and outdoor patios, in accordance with Section 5.12.6.A.2. The landscaping requirement may also be waived by the PDSD Director based on a written finding that the waiver is necessary to preserve the prevailing setback.

c. Any one or more of the following types of landscaping and [improvements](#) may be used to comply with this section:

- (1) Existing landscaping;
- (2) Shade trees in the [right-of-way](#);
- (3) Green walls or green roofs; and/or
- (4) Shade [structures](#), such as awnings.

6. Pedestrian Access

Alternative pedestrian access that creates connectivity between public entrances to the [project](#) and [abutting](#) sidewalks may be allowed as long as no safety hazard is created. All pedestrian access shall conform to the accessibility [standards](#) of the [City's](#) adopted Building Code.