

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

***** REVISED WITH NEW MEETING LOCATION *****

Wednesday, June 5, 2019, 3:30 PM

*** Public Works Building, 3rd Floor Large 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 Carolyn Laurie at (520) 837-4953, overlaydistricts@tucsonaz.gov or María Gayosso at (520) 837-6972, overlaydistricts@tucsonaz.gov or (520) 791-2639 for TDD, no later than Monday June 3, 2019.

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, overlaydistricts@tucsonaz.gov, a más tardar el Lunes 3 de Junio de 2019.

MEETING AGENDA

1. Call to Order / Roll Call
2. Approval of Legal Action Report – May 23, 2019 **Action**
3. IID-18-08 Hilton Dual Brand Hotel-141 N. Stone (T19SA00104 & DP19-0018) **Public Meeting**
 - a) *Project Presentation by Applicant*
 - b) *Preliminary Staff Remarks*
 - c) *Design Professional Findings / Recommendations*
4. IID-19-08 75 East Broadway (T19PRE0075) **Study Session**
5. Call to the Audience (Individuals may speak up to 3 minutes)
6. Future Agenda Items **Information Only**
7. Adjournment

Committee Members: John Burr, Chris Gans, Robin Shambach, Bill Viner, and, Kathleen Erickson.

Design Professionals: Corky Poster, Richard Fe Tom

MEETING AGENDA

1. Call to Order / Roll Call

John Burr, Member At-Large
Chris Gans, Current Chair
Robin Shambach, Member, Registered Architect
Lori Woods, Member, Registered Landscape Architect
Bill Viner, Member, Registered Contractor
Kathleen Erickson, Member (Downtown Core Subdistrict only)

2. Review and approval of the May 23rd Legal Action Report – Action Item

3. Case # IID-18-08 (T19SA00104) Hilton Dual Brand Hotel (Related Activity # DP19-0018) – Public Meeting 141 South Stone Avenue, C-3 zoning, Downtown Core Subdistrict

The Applicant's Request:

The applicant is proposing constructing a six-story Hilton Dual Brand Hotel consisting of approximately 199 rooms, a parking garage, shared breakfast room area, and retail space. The dual branding consists of a portion of the hotel, approximately 76 rooms, being a Hampton Inn product and the other portion, approximately 123 rooms, being a Home2 Suites product. The different brands will have rooms on the same floors within the building and will share the other amenity spaces within the hotel to include the lobby, check-in, garage and pool/courtyard areas and provide for 1,500 sq. ft. (+/-) of new ground-floor commercial retail space.

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

- a) Per UDC Section 5.12.10.C.1 – relief from the MS&R setbacks
- b) Per UDC Section 5.12.10.C.2 – relief from the minimum perimeter yard standard
- c) Per UDC Section 5.12.10.C.5 – relief from minimum vehicular and bicycle parking standards
NOTE: The Individual Parking Plan (IPP) is being completed concurrently from this IID project under case number T19SA00181.
- d) Per UDC Section 5.12.10.C.7 – relief from landscaping and screening
- e) Per UDC Section 5.12.10.C.8 – relief from Native Plant Preservation standards
NOTE: no native plants are located on the parcel.
- f) Per UDC Section 5.12.10.D.2 – modifications to the on-site refuse collection standards.

The Design Professional's Findings/Recommendations:

The project has been reviewed by the City's Design Professional on three separate occasions. The final review was completed per the May 14th Design Submittal. The changes provided in the May 14, 2019 modified renderings represent a substantial improvement to the earlier submission, particularly on the south and east.

May 23, 2019 Study Session:

On May 23, 2019, the IID-DRC held a Study Session on this item, and provided the following courtesy feedback to the applicant:

- a) Additional shading needs to be provided;
- b) Architectural interest details on all sides of building need to be added;
- c) “Pocket Park” needs to be redefined with more space and more pocket-park-like amenities;
- d) Cathedral’s symmetry needs to be reinforced;
- e) Visual connectivity between project and Cathedral needs to be provided;
- f) Landscaping treatment needed on east elevation needed;
- g) Project needs to provide a stronger case for reduced parking, considering is located in the downtown core;
- h) Project is not a pedestrian-oriented development; automobile-oriented design on north and west elevations;
- i) Bike lanes need to be clearly shown;
- j) Verticality needs to be emphasized for the full height;
- k) The proposed building is big, imposing, all stucco, and does not relate to surrounding contributing structures, which are masonry with architectural details; not clear how project has integrated historic context;
- l) Tabled pedestrian crossing on Stone needs to be pursued with TDOT and the diocese;
- m) Materials and plant pallet to be provided to the IID-DRC at least a couple of days before the Public Meeting.

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. IID-19-08 75 East Broadway

Study Session

5. Call to the Audience (Individuals may speak up to 3 minutes)

6. Future Agenda Items – Information Only

7. Adjournment

ATTACHMENT A:

UDC SECTION 5.12.10 – DOWNTOWN CORE SUBDISTRICT REQUIREMENTS

5.12.10. DOWNTOWN CORE SUBDISTRICT (DCS)

A. Permitted Uses

With the exception of detached single-family dwellings, which are not allowed, permitted uses in the DCS are those uses listed for the GHS, Section 5.12.9.A.

B. Standards

The following apply to all development within the DCS:

1. Maximum building height may be increased up to 60 feet unless the current zoning allows a greater height or where the approved IID Plan's Development Transition Standards requires less.
2. In the underlying I-1 and I-2 Zone, uses permitted in the DCS under Section 5.12.9.A above are limited to a maximum 75 foot building height.
3. When provided, landscaping shall be in accordance with the City's drought-tolerant plant list;
4. Bicycle parking shall be provided when motor vehicle parking is provided. The required number of bicycle parking spaces may be reduced pursuant to an IID Parking Plan, Section 5.12.6.M when bicycle parking is required per this section;
5. Where applicable, applicants are strongly encouraged to comply with Section 7.7, *Native Plant Preservation*; and,
6. All applications shall be in accordance with Section 5.12.7.C.6, .9, .12, .13, and .14, and Section 5.12.7.D.3. Open space is defined in the DCS as stated in Section 5.12.11.B.6, Downtown Links Subdistrict.

C. Exemptions

Except as provided in this section, development within the DCS is exempt from the following standards unless the PDSD Director makes a finding that public safety and health would be jeopardized:

1. Section 5.4, *Major Streets and Routes Setback Zone*;
 2. Minimum perimeter yard standard as provided in Section 6.3, except when required by Section 5.12.8.B, *Development Transition Standards*;
 3. Maximum lot coverage standard as provided in Section 6.3;
 4. Minimum lot size standard as provided in Section 6.3,
 5. Section 7.4, *Motor Vehicle and Bicycle Parking*, except as provided in Section 5.12. 8.E;
 6. Section 7.5, *Off-Street Loading*;
 7. Section 7.6, *Landscaping and Screening Standards*, except as required by Section 5.12.8.B, *Development Transition Standards*;
- and,
8. Section 7.7, *Native Plant Preservation*, except when the property includes a drainage corridor where native plants are present or when the property is adjacent to a drainage corridor and remnant native plants are present on the project site.

D. Other Permitted Modifications

1. 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 City's adopted Building Code.

2. 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.

(Am. Ord. 11246, 2/18/2015)