



Infill Incentive District – Design Review Committee
*****AMENDED Legal Action Report and Meeting Minutes*****
Wednesday, June 05, 2019 at 3:30 PM
Public Works Building, 3rd Floor Large Conference Room
201 North Stone Avenue
Tucson, Arizona 85701

1. Call to Order / Roll Call: 3:37 PM

DRC members present:

Chris Gans, Chair
John Burr, Vice Chair
Bill Viner

DRC members absent:

Robin Shambach
Kathleen Erickson

Design Professionals Present:

Corky Poster

Staff Members Present:

Carolyn Laurie, Planning & Development Services
Nick Ross, Planning & Development Services
Alexandra Hines, Planning & Development Services
Clayton Trevillyan, Planning & Development Services
Marilyn Kalthoff, Planning & Development Services

2. Approval of Legal Action Report – May 23, 2019

Member Bill Viner made the motion to approve, Vice Chair Burr seconded the motion.
Motion passed unanimously.

3. Case # IID-18-08 Hilton Dual Brand Hotel - 141 N. Stone (T19SA00104 & DP19-0018)

Chair Gans opened the floor for the applicant's introduction of their consultant for their Design Presentation. PDS Staff, Carolyn Laurie, presented the background and stated 9 items were addressed as recommended at previous Study Session of May 23, 2019. Carolyn read the May 23, 2019 Study Session items from the IID-DRC and Design Professional 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.

***Design Professional Corky Poster presented his comments:

This is the 5th review, and 2 preliminary meetings and was then asked to prepare a formal commentary letter was then asked to comment on that response and additional commentary.

-Stated that role as a professional is to make the project look better and has done the best in responding and his comments are as follows:

1.-1 ST letter reference where is troubled by the decision to access Stone to two separate garages that don't connect to each other which requires two in/out connections to the building. Responses and comments discussed.

Good effort made to the response of the symmetry to cathedral to make park plaza area substantially larger more interesting more of the scale of the cathedral itself. In terms it was much smaller compacted off center. Made it now symmetrical relative.

Appreciates the extra effort to reinforce the pedestrian table and Department of Transportation is responsive to that and there is almost no traffic on the Stone Ave. Pedestrian centric location is a good idea.

2.- Small comment about the cornice and showed some images of some of the cornices of the buildings around. Was hit right.

3.- Added Eyebrows/shades on the south which from an environmental point of view made sense glare made sense and from a more visual interest on the elevation but is still troubled the non-pedestrian character of Stone Ave. and doesn't have any further good suggestions how to fix that.

Regarding item h. -Even though suggesting having done all things that were asked to do- not quite there. Still don't have a project as good as it could be.

As the design professional is not the deciding authority, the DRC makes the final recommendations.

Applicant discussed street access with members and Staff mentioned that some conditions of approval can be stated.

Staff read 4 support letters from the neighbors and entered into the record.

***Break for 10 minutes was taken and roll call taken again. Members present: Chair Chris Gans, Member Bill Viner, Vice Chair Burr- we have a quorum.

Vice Chair Burr suggested the following amendments: Vibration monitoring of adjacent historic structures, PDSO Director considers a further reduction in parking through IPP, final iteration does not take away a bike lane, refinement of the pocket park continues to evolve, allow any design changes to better the project be considered by City staff.

***Member Bill Viner moved to accept the item as presented. Chair Gans and Vice Chair Burr were not in favor. Motion failed 1- 2.

After further discussion, Member Bill Viner moved to continue the item to a future DRC meeting, Motion was 2nd by Vice Chair Burr. Motion passed 3-0.

Carolyn Laurie noted that after the DRC discussion and recommendation on this project the final decision would be made by the PDSO Director.

4. Case # IID-19-09 - 75 East Broadway (T19PRE0075)

Study Session

Carolyn Laurie provided an overview of the project, which is a collaborative effort between Rio Nuevo, Pima County and private developers.

Mark Bollard and Michael Becherer of Swaim Associates presented the project. The project is located on Broadway between S 6th Ave and S Scott Street, and will include two floors of retail, five floors of parking (350 spaces), and five floors of Class A office space with 30,000 square foot floorplates. The project aims to create a pedestrian corridor on what is now an alley separating the site from the historic buildings to the north.

Discussion included how the pedestrian corridor area will be distinguished/discourage automotive traffic and how the 2nd floor retail can be potentially converted to office should it be needed. Member John Burr suggested screening the garage lighting so it cannot be seen from street. The applicant also addressed that the proposal has reduced in size from the initial concept due to economics and the unfeasible size of the parking garage.

5. Call to the Audience

No speakers

6. Future Agenda Items – Information Only

Potential items include the continuation of the Hilton Dual Brand Hotel and the introduction of several new IID projects that are expected to come forward in the next two months.

7. Adjournment

The meeting was adjourned at 6:10 PM