



Infill Incentive District – Design Review Committee

Legal Action Report

Tuesday, September 24, 2019 at 1:30 PM

Public Works Building, 3rd Floor Large Conference Room

201 North Stone Avenue

Tucson, Arizona 85701

1. Call to Order / Roll Call : 1:35 PM

DRC members present were:

Chris Gans, Chair

John Burr, Vice Chair

Bill Viner

Jennifer Patton

Robin Shamback

DRC member absent was:

Kathleen Erickson

Design Professional Present:

Rick Gonzalez

Quorum was established.

Staff Members Present:

María Gayosso, Planning & Development Services

Nick Ross, Planning & Development Services

Sol Cohen, Planning & Development Services

2. Approval of Legal Action Report for August 14, 2019 Meeting

DRC Vice Chair Burr made the motion to approve, with the following two items that need to be included in the minutes: 1) Request to applicant of IID-19-04, 18W18, to document non-contributing structures; and 2) For IID-19-05, Lewis Hotel Lofts, observation related to the stairway needing to provide more of a feeling of openness for residents. Staff indicated the LAR will be revised.

DRC Member Viner seconded the motion.

All in favor. Motion passed unanimously.

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

– Public Meeting

Staff provided a summary of the project, the results of the Design Professional's review, and the IID-DRC's purview for the review of the proposal. Staff also informed the IID-DRC on the approved Individual Parking Plan (IPP) for one parking space on site, and that the historic Plans Review Subcommittee review had been rescheduled to September 24, 2019, due to lack of quorum on September 19, 2019, but that no issues were anticipated.

Chair Gans opened the floor to the applicant, who presented the scope of the proposed project for the redevelopment of a piece of property in the Armory Park Historic District, by repurposing an existing contributing structure and a non-contributing structure, both formerly used for auto repair, and providing for a new restroom building, exterior walk-in cooler, storage shed, outdoor seating and space for a guest mobile food truck. The applicant requested the IID-DRC to recommend for approval for the proposed reduction of the number of required motor-vehicle parking spaces, lot coverage, setbacks, solid waste collection, and landscaping and screening.

In response to questions posed by IID-DRC members, the applicant clarified the planned landscape lighting, meeting with neighbors and adjacent property owner to the south, security after hours, number of seated areas (between 80 to 100), use of parking spaces across and further east on 19th Street, height of 7 feet of southern property wall, and hours of operation.

IID-DRC members expressed concern about potential future impacts on the neighborhood related to parking, noise and other issues, and indicated it would be beneficial for the business owner to meet periodically with neighbors as business grows. Business owner indicated that there is a long-term commitment to this area, and is committed to keeping the vibe of the neighborhood, and continued communication with neighbors and costumers.

Motion was made by Vice Chair Burr to approve as presented with the following conditions:

Proposal to be approved as presented by the applicant, provided the applicant meets with neighbors in the future to assess and address future traffic impacts, and for the Planning and Development Services Director to consider recommendations that may be issued by the Plans Review Subcommittee of the Tucson-Pima County Historical Commission.

Motion seconded by DRC Member Shambach. Motion passes unanimously 6-0 with all in favor.

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

The applicant gave a presentation of the project and started by identifying changes that were made to the façade based on a previous courtesy review from the IID-DRC. The changes included pushing the northeast corner of the building at the third floor to strengthen the relationship to the existing Julian Drew historic building. Additionally, the west and east façade has added patterning/shadowing features on each face to add interest to an otherwise blank wall. The metal screen material on the balconies has also changed from a welded wire material to a perforated circular punched out metal.

IID member John Burr commented that he would like the applicant to identify a location for the existing street light that was funded by a previous city project that is currently on site, ensure that the openings on the Julian Drew be filled in using the Secretary of the Interior Standards, and to encourage engaging the muralist who painted the mural on the Side of Julian Drew be commissioned again for a new mural on the building.

IID-DRC Chair, Chris Gans, suggested taking a look at parking options for the tenants of the new building, considering shading along the sidewalk on the west side of the building, and also had concerns about the residential units facing west and south receiving heavy sun exposure. Additionally, Chair Gans recommended a communal bike facility for tenants to repair their bicycle.

IID Member Robin Shambach had questions on consolidated trash collection on Arizona Ave.

Break from 3:01 to 3:06 PM – Roll Call taken:

Present: Chair, Chris Gans, Vice Chair, John Burr, Bill Viner, Jennifer Patton, Robin Shambach, Rick Gonzalez.
Quorum was established.

5. Overview of the Design Standards for Partners on Fourth Planned Area Development.

PDS staff gave a brief history of the Partners on Fourth PAD document, and spoke to the purview of the IID-DRC when reviewing the design package. The Design Standards were largely pulled from the IID section of the UDC when the PAD document was drafted.

IID members expressed concerns over the minor amendments to the PAD document that were recently approved and had questions about how neighborhoods were notified of the changes.

The IID-DRC will provide a letter of recommendation to the City at the time of the Development Package submittal advising whether the design conform to the PAD.

6. Call to the Audience

No speakers.

7. Future Agenda Items- Information Only

Staff informed the IID-DRC of the upcoming IID cases for apartments at 127 South 5th Avenue, the Lewis Hotel Lofts, and OPUS/4th Avenue.

8. Adjournment-3:35 PM