



Infill Incentive District – Design Review Committee

Tuesday, February 16, 2016 – 3:00 p.m.

Public Works Building – 3rd Floor Large Conference Room

201 North Stone Avenue – Tucson, AZ 85701

Legal Action Report

1. Roll Call

Those present and absent were:

Present:

Chris Gans
John Burr
Lori Woods
Robin Shambach
Michael Keith
Bill Viner

Absent

Fred Ronstadt

Design Professional:

Scott Neeley

Staff Members Present:

Frank Dillon, Planning & Development Services
Carolyn Laurie, Planning & Development Services

2. Approval of Legal Action Report - February 2, 2016

Chair Gans explained that the Legal Action Report of February 2, 2016 had not yet been prepared.

3. IID-15-09 – West Point Apartments – 10 East Broadway

Phil Carhuff and Vance Goodman from Carhuff Cueva Architects presented the IID proposal for the project. Mr. Carhuff explained the scope of work and that the project would be affordable housing and that the project had been fast tracked in order to meet the LIHTC application deadline. Mr. Carhuff added that his office retained the services of Don Ryden for the historic preservation portion of the proposal. Mr. Carhuff added that they worked with Mr. Ryden to receive State Historic Preservation Office (SHPO) concurrence that the proposed addition would not have any adverse impacts on the existing historic structure. Mr. Carhuff explained that there was feedback at the historical commission and neighborhood meetings that colors and finishes should be revisited at a later date if the project moves forward.

Mr. Keith mentioned that a concern at the neighborhood meeting was that the ground floor would not be activated and strongly urged the applicants to reconsider the programming. Mr. Keith mentioned that the historically the building had ground level retail and added that the property owners at 1 East and 1 West Broadway had invested in ground floor retail in effort to activate the space and that this project should be able to follow suit.

Chair Gans added that if the project moves forward that the applicant should demonstrate a flexible ground floor space that can be utilized for retail purposes.

Staff Dillon provided background regarding the Tucson-Pima County Historical Commission Plans Review Subcommittee meeting. Mr. Dillon explained that at this point in time the purpose of IID review is to allow the applicants to apply LIHTC by reviewing their conceptual plans. Mr. Dillon added that if the project moves ahead the applicants will be required to return for further review and provide more detailed information. Mr. Dillon explained that the applicant was also working with staff to obtain an Individual Parking Plan. Mr. Gans confirmed that the applicant would need to also return for subsequent review by the Tucson-Pima County Historical Commission Plans Review Subcommittee.

Scott Neeley provided the Design Professional report and recommendations. Mr. Neeley explained that the project was in keeping with the standards outlined in the IID. Mr. Neeley added that the current design and programming of the building seemed inflexible and the activation of the ground floor was a major concern.

Mr. Burr explained that the presentation would require more information if the project moved forward. Mr. Dillon explained that for the purposes of the LIHTC application they just needed approval of the site plan. Mr. Dillon added that the merits of the design could be reviewed in further detail at a later date.

Mr. Viner made a motion to approve the project with the following conditions: 1. Return to IID DRC for additional review; and 2. Provide first floor activation and retail / commercial options; and 3. Obtain and Individual Parking Plan; and 4. Provide a shade study; and 5. Clarify open space; and 6. Consult with T-PCHC PRS and SHPO about re-activating the street face to it original appearance.

Ms. Woods seconded. Motion carried 4-0 with 1 abstention. (Chair Gans did not vote).

4. Future Agenda Items

No upcoming cases.

5. Call to the Audience

No audience present.

6. Adjournment

The meeting was adjourned at 4:27 p.m.