



## **Infill Incentive District – Design Review Committee**

Monday, May 15, 2017 – 3:30 p.m.

Public Works Building – 3<sup>rd</sup> Floor Large Conference Room

201 North Stone Avenue – Tucson, AZ 85701

### **Draft Legal Action Report**

#### **1. Roll Call**

Those present and absent were:

**Present:**

Fred Ronstadt  
William Viner  
Chris Gans  
John Burr  
Lori Woods  
Robin Shambach

**Absent:** N/A

**Design Professional:** N/A

**Staff Members Present:**

Carolyn Laurie, Planning & Development Services  
Michael Moreno, Planning & Development Services

#### **2. Approval of Legal Action Report - February 23, 2017**

The committee voted 6 to 0 to approve the legal action report.

#### **3. IID 17-02-Trinity PAD (H)**

Randi Dorman provided the project overview. Rob Paulus and Doug Hawkins provided additional information.

The **IID 17-02-Trinity PAD** project overview presented by Randi Dorman is currently zoned HR-3 and was presented as a mixed-use community consisting of creative office space, retail, and market rate housing. The retail space will be located along the 4<sup>th</sup> Avenue and University and will co-exist with the historic Trinity Church, share automobile parking and pedestrian access. Ms. Dorman emphasized that the project would complement and add to the West University Neighborhood. In addition, they plan to demolish a non-contributing building on the site and re-locate a historic duplex to an off-site. The Trinity property was simultaneously removed from the Historic Preservation Zone and replaced with a Planned Area District zone, PAD (H).

Ms. Dorman stated during the overview that the benefit of a PAD (H), in conformance with the General Plan and City Land Use Plans, is that the PAD (H) District is consistent with the

policy direction provided by Plan Tucson, University Area Plan and the West University Area Plan. All stress that the goal is to maintain the character of the existing neighborhood while providing for higher density along the Modern Streetcar route. The architectural plans promote the adaptive reuse of historic resources, infill development, new housing, and the intensification of retail use along 4th Ave. As noted during the overview, the new buildings on site would embrace urban design best practices and sustainable building techniques (both active and passive), employ smart growth and transit oriented design principles, and while the design would be contemporary, it would be specifically compatible with the design in the neighborhood. In addition a lush desert landscape plan would transform barren parking lots into a verdant landscape replete with inviting pocket parks that the neighborhood can access and enjoy. Ms. Dorman continued to read the remainder of the Trinity Pad (H) document.

Ms. Laurie introduced the project by stating that this was the first time the Infill Incentive District had ever looked at a PAD. This being the first time that the committee had ever looked at a project within the Infill Incentive District, every condition/regulation set forth by the committee would permanently go into effect for the project.

Ms. Woods asked the applicant how the new buildings' courtyard would match up with the existing market courtyard and how far from the back of curb to the new proposed building would it be along 4<sup>th</sup> Avenue. She also stated that she would like to see more art work, emphasizing local artists. Ms. Dorman responded that the distance would be approximately 24 feet distance and that their plan was to look at local artist, but also to stay open and flexible to adding artists work from out of the Tucson area. Ms. Woods told the applicant that she would like to see the use of a Sonoran Desert landscape and have them exclude Oleanders from the landscape plan. Ms. Shambach agreed with the applicant and the committee that she thought it would be a good idea to leave the project flexible and open to different options as well.

Mr. Burr asked what the streetscape façade would look like, and stated that it would have a major impact on the area. The applicant informed the committee that it would be a primary façade because of the fact that it was on University Boulevard and 4<sup>th</sup> Avenue. Ms. Shambach informed the applicant that the glazing on the building shall provide a possible and visual connection.

Mr. Burr noted that he would like to see the same type of materials, colors and textures throughout the building and asked the applicant if they would be using the same "high quality" materials around the entire structure façade as they were using along 4<sup>th</sup> avenue and University Boulevard. The Applicant informed the committee that they wanted to relate to the surrounding buildings, markets and historical features within the area. Mr. Paulus, the Architect stated that they would indeed be using the same materials throughout the entire building. Mr. Burr also asked if Trinity Church would still be covered by the HPZ and Ms. Laurie informed him that it would be.

Mr. Viner asked if there would be short-term bicycle parking on site, and if so, how many bicycle parking spaces would they be providing. The applicant informed Mr. Viner that there would be a 30 to 40 space bicycle parking barn built within the building and also mentioned they were planning to incorporate the City Bike program into the project.

Mr. Gans asked the applicant if the lighting of the new proposed building would dim at night and also wanted to know if glare off the glass would be an issue to the surrounding area. The applicant informed him there would be glare control on the glass and would not have any additional reflectivity.

Mr. Hawkins stated that they would be using the PAD (H) guidelines throughout the entire project, and mentioned they got it reviewed by the HPZ committee.

Conditions: The following IID Design Review and Standards were updated during the IID-DRC review and are to be included with the review moving forward for the **Trinity Mixed Use Design Standards (Revised May 15, 2017)**.

Sections that were removed are ~~struck out~~, new language is underlined, and the \*\*\* symbol denotes section in the document that were not changed.

## **2. Building Materials and Colors**

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c. Facades facing ~~Fourth Avenue and University Blvd.~~ shall be constructed of high quality materials...

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## **6. Windows and Glazing**

a. Glazing ~~shall be low-e~~ and shall provide, where possible, a visual connection through either side of the window.

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## **9. Environmentally Conscious Design Practices.**

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g. Provide 100% desert-adapted plant species. Species chosen must adhere to the Arizona Department of Water Resources Tucson AMA Drought Tolerant/Low Water Use Plant List, Sonoran desert native species shall be given priority. Oleander and South American hybrid Mesquite shall be prohibited.

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l. Provide ~~low-e glass better than~~ high performance windows and insulation that exceed the minimum requirements of the International Energy Conservation Code.

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### **1. Future Agenda Items**

Staff explained upcoming cases.

### **2. Call to the Audience**

No audience present.

### **3. Adjournment**

The meeting was adjourned at 4:55 pm.