



**Infill Incentive District – Design Review Committee**  
**Legal Action Report and Meeting Minutes**  
**Friday, June 28, 2019 at 10:00 AM**  
Transit Building, 2<sup>nd</sup> Floor Conference Room  
149 N. Stone Avenue  
Tucson, Arizona 85701

**1. Call to Order / Roll Call: 10:00 AM**

**DRC members present:**

John Burr, Vice Chair  
Robin Shambach  
Bill Viner

**DRC members absent:**

Chris Gans, Chair  
Kathleen Erickson

**Design Professionals Present:**

Corky Poster

**A quorum was established.**

**Staff Members Present:**

Koren Manning, Planning & Development Services  
Nick Ross, Planning & Development Services  
Sol Kohen, Planning & Development Services  
Marilyn Kalthoff, Planning & Development Services  
MaryHelen Cortez, Planning & Development Services

**2. Approval of Legal Action Report – June 5, 2019**

Vice Chair Burr added some clarifications to the LAR regarding Item 3, the review of the Hilton Dual Brand Hotel. Vice Chair Burr requested that the LAR reflect that the first motion to approve the project was made by Member Viner and after discussion was seconded by Member Gans. Two amendments were approved – vibration monitoring of historic structures and that further design changes could be recommended by the PDS Director. A second motion was made to continue by Member Viner and seconded by Member Burr with the consent of the applicant. The motion to continue passed. A break was taken and quorum was established after the break. The committee provided guidance to look at the garage entrances along Stone, and historic compatibility issues.

Motion made by Member Shambach to approve the Legal Action Report with these corrections, Member Viner seconded the motion. Motion passed.

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

This is a continued item from June 5, 2019.

PDS gave an overview of the project and read the Applicant's Request:

The applicant is proposing to construct a six-story Hilton Dual Brand Hotel consisting of approximately 199 rooms, a parking garage, and retail space. Approximately 76 rooms would be branded Hampton

Inn and the other portion, approximately 123 rooms, would be a Home2 Suites. 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.

The applicant is requesting modifications as outlined in the Agenda. The project has been reviewed twice by the Design Review Committee (DRC) previously, once as a Study Session and once as a formal review.

At the previous meeting, the DRC had concerns about the cars and pedestrians and the multiple vehicle entry points- symmetry and with the Cathedral directly across the street. The DRC decided to continue this item at the last DRC Meeting and a revised design package has been submitted by the applicant and the applicant and staff are present to answer any questions.

Greg Fay the managing partner with Fayth Hospitality, the Developer of the hotel, started the presentation and stated that he cares about what is going on around the project and about the product that is delivered.

Kevin Hall of Cypress Civil Development, the applicant, gave an update of where they are in the development package review process.

Michael Desmarteau, Project Architect with Seaver Franks Architects gave a slide presentation that focused on new and modified items. With respect to the site plan/vehicle circulation, at the front entrance of the hotel on north side on Ochoa they kept one driveway. In response to the concern that the sidewalk on Stone was interrupted by two driveways, the project team chose to move the second driveway to Corral Street, the south side of the structure. This results in an improved streetscape on Stone, with more sidewalk, an additional parallel parking space, more street trees, more landscaping, and overall a good improvement.

The Design Professional, Corky Poster, submitted a report with three rounds of comments reflecting the three revisions submitted by the applicant. These comments are in response to the design standards listed in the IID UDC and most comments have been resolved. There are three outstanding issues that need to be resolved and discussed. One is the parking and Stone entrances. The DP feels that two entrances on Stone is preferred over one entrance on Stone and one on Corral. Feedback from neighbors and DRC is suggested to resolve for ideal solution. Consultant verified that the property owners have not been consulted along Corral Street with this change.

Design Professional questioned why the crosswalk to the Cathedral appears on some of the drawings and not on others. Consultant stated that they do not want this to be contingent to the project and did not want to show crosswalk on drawings if it was not going to happen as there was push back on this from Department of Transportation.

There is still some conflict with cars and pedestrians however unable to see a way to resolve this.

Design Professional stated appreciation for the attention to detail and being responsive to color, detail and shade and for the effort made. It's a much better project currently than when first reviewed.

PDSD Staff, Koren Manning, stated the revised plans have been shared with the Department of Transportation (TDOT) for comments on the parking entrance on Corral Street and we have not received their comments for using Corral Street for vehicular entrance. The parking entrance is across the street from a multi-family development of approximately 25 units with parking exiting to Corral Street.

Member Discussion held:

Member Viner commented preference for entrance on Corral Street, the updated elevation and additional parallel parking on Stone and believes there's an easy way to manage and direct traffic into secondary parking area.

Member Burr Comments: Appreciate addressing the historic compatibility. Met with the design team twice for feedback about the last meeting to provide some details. Prefers the updated proposal for the Stone Avenue frontage with balanced streetscape with trees. Approval of the project's Individual Parking Plan is a separate process from the design review. Would like to get feedback from adjacent neighbors. The vehicular entrance/exit on Corral (a one-way street) can be accomplished by signage and requests a right-turn only sign be placed inside the garage so all car traffic inside the garage can be directed to Stone Ave. Perhaps a small segment of Corral Street could be returned to 2-way just to the entrance and "Do Not Enter" signage going east on Ochoa in front of the two residential properties or "Neighborhood Access Only" signage and a "Left Turn Only" at the porte cochere to minimize the traffic throughout the neighborhood depending on TDOT comments and process. Traffic may be different on Stone Ave. in the future.

Seismic monitoring should be required to protect adjacent historic structures. Likes the stenciling in the plaza area on Stone however graffiti might be an issue. Crosswalk is a separate issue-stamped asphalt a possibility.

Motion made by Member Shambach to approve with the following conditions:

- Seismic monitoring of adjacent historic structures
- Appropriate signage directing vehicular traffic as suggested by TDOT to minimize impact to the surrounding neighborhood.
- Corral Street vehicular entrance is accepted as presented

Member Viner seconded the motion. All in favor. Motion approved 3-0.

#### **4. Call to the Audience**

No speakers

#### **5. Future Agenda Items – Information Only**

PDSD Staff Koren Manning gave update and made announcements:

DRC meetings unlikely in July-maybe August and probably a series of meetings in the Fall. Seeing a lot of proposals in the South Stone area and Five Points area, including: 375 South Stone, the former Casa Vicente site; the Baffert; Pueblo Vida; and 18 West 18<sup>th</sup> Street. Member Shambach requested to be recused from The Baffert project. Projects in the pipeline in the downtown area include the Lewis Hotel Lofts on Broadway, 127 South 5<sup>th</sup>, and 75 East Broadway.

PDSO is currently working on a placement of a Registered Landscape Architect to replace Lori Woods who has resigned. PDSO has received an application from Jennifer Patten of Wilder Landscape Architects to sit on the Committee and a recommendation will be forwarded to the City Manager's Office to have her placed on the Committee.

Meeting locations might change as PDSO is undergoing construction. DRC members will be notified of meeting locations.

Member Burr requested as part of the record the appreciation of Carolyn Laurie for her over 5 years of great service and sorry to see her go and best wishes to her future.

Member Viner requested to not hold future meetings on Friday if possible for the convenience of the Member's schedules. Member Burr requested to hold meetings at a more convenient time and between the hours of 11:30 am – 2:30 pm if possible.

## **6. Adjournment**

The meeting was adjourned at 11:04 AM