



Infill Incentive District – Design Review Committee

Monday, August 16 – 4:00 PM

Public Works Building – 3rd 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
Robin Shambach

Absent: Lori Woods

Design Professional: N/A

Staff Members Present:

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

2. Approval of Legal Action Report - May 15th, 2017

The committee voted 5 to 0 to approve the legal action report.

3. IID 17-02-The Trinity PAD (H) Design Standards

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

Carolyn Laurie provided the staff report and discussed the process associated with the design standards adoption with the PAD (H) and IID DRC review. 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. Laurie reviewed the following design change conditions as required by the IID-DRC:

Building Materials and Colors

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

6. Windows and Glazing

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

9. Environmentally Conscious Design Practices.

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.

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

The applicant Randi Dorman presented the **IID 17-02-Trinity PAD** overview and current zoning of HR-3. The site is presented as a mixed-use community consisting of creative office space, retail, and market rate housing. The retail space will be located along the 4th 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.

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.

Mr. Paulus introduced the Trinity project from an architectural standpoint and reviewed each of the design principles and correlated his design to adjacent structures and development zone relevance.

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.

2. Future Agenda Items

4. Call to the Audience

No audience present.

5. Adjournment

The meeting was adjourned at 4:55 pm.