



Infill Incentive District – Design Review Committee

Legal Action Report

Tuesday, October 15, 2019 at 3:00 PM

Public Works Building, 4th Floor Large Conference Room

201 North Stone Avenue

Tucson, Arizona 85701

1. Call to Order / Roll Call : 3:00 PM

DRC members present:

Chris Gans, Chair

John Burr, Vice Chair

Bill Viner

Fred Ronstadt

Kathleen Erickson

DRC member absent :

Robin Shambach

Design Professionals Present:

Rick Gonzalez

Fe Tom

Member of Plans Review Subcommittee of Tucson-Pima Historic Preservation Historical Committee:

Michael Becherer

Quorum was established.

Staff Members Present:

Koren Manning, Planning & Development Services

María Gayosso, Planning & Development Services

Nick Ross, Planning & Development Services

2. Approval of Legal Action Report for September 24, 2019 Meeting

DRC Vice Chair Burr made the motion to approve. DRC Member Viner seconded the motion.

All in favor. Motion passed unanimously.

3. Case # IID-19-05 (T19SA00161), Lewis Hotel Lofts

– Public Meeting

Related Activity # DP19-0152, DS19-04

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 previous courtesy reviews 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.

DRC 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 of Tucson 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.

DRC Chair, Chris Gans, suggested taking a look at parking options for the tenants of the new building, consider 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.

DRC member Erickson requested applicant to consider working with staff on the use of a trash compactor on Arizona Avenue, and asked if restaurant owners had been informed on the upcoming changes to currently available parking. Applicant indicated there is no much space available on Arizona Avenue, but is willing to explore options with staff. Also, applicant informed that restaurants have been made aware of the redevelopment of the existing parking lot.

Design Professional, Rick Gonzalez, provided an overview of the project and how it meets IID criteria, and requested applicant to consider the installation of a new mural. Applicant indicated the installation of a new mural is being explored on the east elevation of the new structure.

DRC member Viner moved to approve the project as presented, with the following conditions: 1) Applicant to consider a compactor; 2) Applicant to work with neighborhood in the future to address potential parking issues; 3) Applicant to provide tenants with a list of parking options. DRC member Burr seconded the motion with added conditions: 4) Applicant to perform and monitor impact of vibrations during construction on the adjacent Julian Drew building; and 5) Connectivity between new structure and the historic = Julian Drew building meet the Secretary of Interior Standards and be approved by the City's Historic Preservation Officer.

Motion passes 4-0 (Members voting: Gans, Burr, Viner, Erickson)

4. PAD-33 Partners on Fourth (T19SA00242)

– Study Session

Related Activity #s: C9-18-01, DP19-0125, T19SA00284 (HPS-19-56)

211 North 4th Avenue, PAD-33 zoning

Downtown Core Subdistrict, Rio Nuevo Area Overlay Zone

PDS staff gave a brief history of the Partners on Fourth PAD document, and spoke to the purview of the 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. The Design Review Committee for the PAD design standards includes the IID DRC members, a representative of 4th Ave Merchants Association and a representative of the TPCHC Plans Review Subcommittee. The 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.

The applicant presented an in-depth overview of the design of the building and explained how the design reflects the content of the PAD.

Break from 4:24 to 4:29 PM – Roll Call taken:

Present: Chair, Chris Gans, Vice Chair, John Burr, Bill Viner, Fred Ronstandt, Michael Becherer

Absent: Rick Gonzalez, Robin Shambach.

Quorum was established.

DRC 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. Other issues discussed by the DRC include:

- How Stevens street will be addressed and prevent it from being a safety concern
- Rainwater runoff on site and how it is being captured
- Much of the first floor pedestrian interaction with the building is a 17-foot high wall
- Parking should be screened from view on the street and shield the lighting
- Parking count needs to be verified based on number of rooms
- Concern about vehicles exiting onto 4th Ave – original intent was to direct vehicles to 8th St
- Appears that students are more than likely going to be a tenant,
- Bulk transit passes should be provided and possibly included as part of the rent to incentivize transit ridership
- How will tenant behavior be monitored to ensure that balconies are not misused
- Consider bollards along walkway adjacent to O'Malley's parking
- Artists for mural should be local artists
- Stairwell exterior design can also be an opportunity for art
- Pedestrian lighting and awnings or trees on Stevens will make for a safer and more comfortable pedestrian experience
- Shade study needs to be provided
- Recreation of historic building on Stevens does not need to be so literal – building could be more transparent
- Tucson High students can be involved in the design of artwork

As a courtesy review, no formal action was taken on this item.

5. Call to the Audience

No speakers.

6. Future Agenda Items- Information Only

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

7. Adjournment – 5:28 PM

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