



Infill Incentive District – Design Review Committee
Legal Action Report
Tuesday, October 24, 2019 at 4:00 PM
Public Works Building, 3rd Floor Large Conference Room 201 North Stone
Avenue
Tucson, Arizona 85701

1. Call to Order / Roll Call: 4:00 PM

DRC members present:

Chris Gans, Chair
John Burr, Vice Chair
Bill Viner
Robin Shambach

DRC member absent:

Kathleen Erickson

Design Professionals Present:

Fe Tom

Quorum was established.

Staff Members Present:

Jodie Brown, Planning & Development Services
Koren Manning, Planning & Development Services
María Gayosso, Planning & Development Services
Nick Ross, Planning & Development Services
Sol Kohen, Planning & Development Services

2. Approval of Legal Action Report (LAR) for October 15, 2019 Meeting

DRC Vice Chair Burr requested the following edits to the LAR: a) On item #2, specify the 4-0 voting in the approval of LAR for 9/24/2019 meeting; b) On item #4, indicate the Design Standards for PAD-33 were pulled from the IID and the OCR-2 sections of the UDC; c) On item #4, first bullet, correct Steven designation as an avenue; d) On item #4, fourth bullet, parking counts is based on number of residential units; e) On item #4, sixth bullet, tenant should be plural; f) On item #4, eight bullet, behavior monitoring to include pool deck; g) On item #4, twelfth bullet, needs to include landscaping; h) On item #4, fourteenth bullet, add at the end “and historically-inspired”.

DRC Vice Chair Burr made the motion to approve, pending the requested edits. DRC Member Viner seconded the motion. All in favor. Motion passed 4-0.

3. Case # IID-19-06 (T19SA00132), 127 South 5th

– Public Meeting

Related Activity #s: DP19-0063, HP-19-73

111 & 127 S. 5th Avenue, C-3 zoning, Downtown Core Subdistrict, Rio Nuevo Area

Staff introduced the project, informing the project was reviewed by the Design Professional on September 4, 2019 who recommended approval, and by the historic Plans Review Subcommittee (PRS) on October 10, 2019, resulting in a 2-2 vote that forwarded the project with no recommendation to the PDS Director. Ms. Brown, the City's Historic Preservation Officer, indicated that the main concerns expressed by the PRS were the lack of compatibility with surrounding properties, heights, and materials. Mr. Fe Tom, the Design Professional indicated that there is nothing critical left to do in the project, and has recommended approval.

The applicant gave a presentation of the project and, in response to questions and concerns posed by the DRC, indicated the following:

- a) Lighting in towers will be concealed within the towers; fixtures will not be visible, will all be down lights and will meet code; east tower is an emergency exit only.
- b) The generator will be a natural gas generator, so no smells will be created;
- c) No exterior softened lighting proposed along 5th Av.; the residence lobby on the first floor will be lit with LED lights, with a dimming system that will dim lights between 11 PM and 6 AM.
- d) Railing materials of balconies is provided to add variety and provide a sense of safety to users;
- e) There is a Public Improvement Plan for the repaving of Herbert Avenue between Broadway Bl. And 12th St.;
- f) Willing to donate the streetlight fixture from the Lewis Hotel Lofts project to the City of Tucson;
- g) All materials are galvanized, nothing shiny;
- h) All bike parking meets code;
- i) Water harvesting in place and irrigation system;
- j) North elevation wall is lower than adjoining building;
- k) Eight-foot fencing along Herbert Av;
- l) Southern wall will be raised to 6 feet;
- m) Split systems for heating and cooling; 125 condensing units on the roof, on galvanized sheet pads; there will be no room left for future solar panels;
- n) Apartments are market-rate units;
- o) Separate lease for parking; can inform tenants of nearby parking options;
- p) Roof deck screened to the south; hours will be established, and management will behavioral plan included in application;
- q) Fitness center to be shared with Lewis Hotel Lofts project;
- r) Project is designed to provide for no glare;
- s) Shade study shows no impact on southern properties for future solar installations.

Vice Chair introduce the motion to approve the application as presented, with the following conditions: 1) CMU wall along the southern property line to be six feet in height; and 2) Ambient lighting to be provided along 5th Avenue. DRC Member Shamback seconded the motion, with added conditions: 3) Tenants to be provided with parking options or transit passes; and 4) Applicant to work with neighborhood in the future to address potential parking issues. Motion passed 4-0.

4. Call to the Audience

No speakers.

5. Future Agenda Items- Information Only

Staff informed the IID-DRC of the upcoming IID cases for OPUS/4th Avenue and 375 S. Stone Av., and reminded members the next meeting has been scheduled for November 5, 2019.

6. Adjournment – 5:16 PM