



Infill Incentive District – Design Review Committee
Legal Action Report
Tuesday, November 5, 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
- Eric Barrett
- Michael Becherer
- Fred Ronstadt
- Robin Shambach
- Bill Viner (3:03pm)

Design Professionals Present:

- Rick Gonzales
- Fe Tom

Quorum was established.

Staff Members Present:

- Koren Manning, Planning & Development Services
- Nick Ross, Planning & Development Services
- Sol Kohen, Planning & Development Services

2. Approval of Legal Action Report (LAR) for October 24, 2019 Meeting Action

DRC Chair Gans requested the following edit to the LAR: Item 3.I. “will” to “wall.”
DRC Vice Chair Burr made the motion to approve, pending the requested edits. DRC Member Shambach seconded the motion. Motion passed 6-0.

3. IID-18-06, 375 South Stone (T19SA00338) Study Session

Related Activity Numbers: DP19-0144, C9-19-21
341, 375 S. Stone Ave, C-3/HC-3 zoning, Greater Infill Incentive Subdistrict

Staff introduced the project and the Design Professional discussed his findings and what changes were made by the applicant which led to his recommended approval. The applicant presented the project and, in response to questions and concerns posed by the DRC, indicated the following:

- a) Rod iron features will not be hand-made; materials to be used for the cantilever balconies will not be wood. These features will help distinguish the building as being contemporary and not “fake” historic;
- b) There is no distinct parking for only residents or only costumers.

IID-DRC members provided the following initial comments:

- a) Pedestrian lighting along Stone Ave is not shown;
- b) ADA parking spaces need to be located closer to the entrance of the restaurant;
- c) Two restored light fixtures could be located along the right-of-way.

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

4. PAD-33, OPUS/Partners of Fourth (T19SA00242) Action Item
Related Activity #s: DP19-0125, C9-18-01, T19SA00284
211 N. 4th Ave., PAD-33 zoning

The applicant presented the revised building and site design which included substantial pedestrian improvements to Stevens Avenue, new treatments to the exterior stucco material, enhanced traffic circulation and shade elements.

The Design Professional, Fe Tom, presented his final comments. Two items that were still outstanding, but will be addressed during the Development Package review process, include providing open space calculations and rainwater collection for the site. Mr. Tom recommended approval of the project.

Discussion from the DRC included:

- a) Improved design of Stevens Ave; sidewalk widths, landscaping, shade, lighting, art wall
- b) How will behavioral management plan be implemented?
- c) Traffic circulation has been changed to allow “right-in, right-out” maneuver on east side of project onto 4th Avenue.
- d) Signage to indicate proper traffic maneuvering should be required and should include slower speeds along Stevens Ave.
- e) Concerns about stormwater runoff will be addressed during the Development Package review.

DRC member Burr moved to conditionally approve Version 2 of the submitted design presentation dated 11/5/2019 with the following conditions:

- a) Behavioral management plan approved and monitored by the City;
- b) Vibration monitoring of historic structures during construction and demolition;
- c) Noise mitigation plan for the amenity deck and balconies, required 10pm closing;
- d) Provide transit options for residents;
- e) Traffic study is conducted one year after CofO is issued;
- f) Signage at parking structures to direct traffic to 8th Street, right turn only onto Stevens from parking structure, right turn only onto Stevens from 4th Ave;
- g) Work with TDOT to extend the median to restrict left turns onto 4th Ave, or explore other methods;

- h) Local plants, and practices are used in final landscape plan;
- i) Final design including new wire mesh detailing, treatment of stair towers, and a photometric plan is subject to DRC approval;
- j) Any substantial changes to design be brought back to the DRC for review;
- k) Open space, shade calculations and drainage/stormwater requirements will conform with PAD, or UDC, and meet staff approval.

DRC Member Ronstadt seconded the motion. Motion passed 6-0 (DRC Chair Gans abstained from voting).

5. Call to the Audience - *This item was taken out of order/prior to the presentation of Item 4*

Four members of the public spoke at the meeting, expressing the following concerns:

- a) New traffic circulation will negatively impact neighborhoods, what is the 15 month plan for renting retail spaces, 3 public parking spaces are being lost on 8th Street, and how the transfer of ownership will affect the required behavioral amenity deck;
- b) If the City approves the Partners of 4th development, the neighborhoods will formally appeal the decision; concerned about number of parking spaces, stormwater drainage and traffic circulation;
- c) Placement of the amenity deck, balconies facing 4th Ave, and the ingress/egress patterns not matching the PAD;
- d) New egress onto 4th Ave. was not considered during the formal traffic study in the PAD.

6. Future Agenda Items- Information Only

Staff informed the IID-DRC of the upcoming IID cases for 375 S. Stone Avenue and Bawker Bawker Cidery located at 400 N. 4th Avenue.

7. Adjournment – 5:49 PM