



Infill Incentive District – Design Review Committee

Legal Action Report

Thursday, December 5, 2019 at 1:00 PM

Public Works Building, 4th Floor Medium Conference Room

201 North Stone Avenue

Tucson, Arizona 85701

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

DRC members present:

Chris Gans, Chair

John Burr, Vice Chair (arrived 1:03)

Eric Barrett

Fred Ronstadt (exited 1:33)

Bill Viner

Design Professionals Present:

Rick Gonzales

Quorum was established.

Staff Members Present:

Maria Gayosso, Planning & Development Services

Nick Ross, Planning & Development Services

Sol Kohen, Planning & Development Services

2. Approval of Legal Action Report (LAR) for November 5, 2019 Meeting

Action Item

DRC Vice Chair Burr requested the following edit to the LAR: on item c, add 'required 10pm closing,' item f add 'right turn only onto Stevens from parking structure, right turn only onto Stevens from 4th Ave,' item g add 'or explore other methods,' item k add 'or UDC.'

DRC Member Ronstadt made the motion to approve, pending the requested edits. DRC Vice Chair Burr seconded the motion. Motion passed 5-0.

3. Case # IID-19-13 (T19SA00429) Bawker Bawker Micro-Cidery

Action Item

Related Activity #s: DP19-0219, T19PRE0179

400 N. 4th Ave, C-3 Zoning, Downtown Links Subdistrict

Applicant's request: The project is to include one hard cider tap room, with one accessory room of perishable goods manufacturing, not to exceed 25% of the total building square footage. The applicant requests a variance for parking for all 64 spaces to be waived. The building will also have a new fire door on the south side of the building, exit only.

The design professional, Rick Gonzalez, had reviewed the project and recommended approval

without conditions

DRC members inquired for clarification on the following items:

- There won't be parking on-site, will opt in for the no-parking commercial option of the IID
- New proposed door on the South facade will be off-set to preserve one side of the solidier course
- Landscape strip on the South side will remain gravel

The DRC reviewed the case, and recommended approval. DRC Vice Chair John Burr made the motion to approve. DRC member Fred Rondstadt seconded the motion. All in favor. Motion passed 5-0.

4. IID-18-06, 375 South Stone (T19SA00338) Action Item
Related Activity Numbers: DP19-0144, C9-19-21
341, 375 S. Stone Ave, C-3/HC-3 zoning, Greater Infill Incentive Subdistrict

The applicant presented as a courtesy review in front of the DRC on November 5th, 2019, and was given direction to the project. The Design Professional had reviewed the project on September 29, 2019, and had given his recommendation of approval.

The Plans Review Subcommittee (PRS) had reviewed the case, and also recommended approval on November 14, 2019.

The Design Professional, Rick Gonzalez, gave his original concerns with the project, but reiterated the current plans had satisfactorily met his criteria for approval.

The DRC had some initial comments, and required clarification on the following:

- Historic light fixtures, nor any of the right-of-way is being altered;
- Existing ADA parking will not be moved as it is the most convenient for patrons;
- 36 parking spaces proposed for residents only, additional 15 dedicated for restaurant use.

DRC reviewed the case, and recommended approval. Vice Chair John Burr made the motion to approve conditioned on the return of the project of the DRC pending any major changes made by the outcome of the zoning examiner review. DRC member Bill Viner seconded the motion. All in favor. Motion passed 4-0.

Break taken from 1:33-1:38 – Roll call taken:

Present: Rick Gonzalez, John Burr, Bill Viner, Eric Barrett, Chris Gans. Quorum was established.

5. Case # IID-19-05 (T19SA00161), Lewis Hotel Lofts - Public Meeting Action Item
Related Activity # DP19-0152, DS19-04
140 & 188 E Broadway Blvd, OCR-2 zoning
Downtown Core Subdistrict, Rio Nuevo Area Overlay Zone

The project was reviewed by the IID-DRC on October 15, 2019, and recommended approval of the original design of this project.

The Design Professional, Rick Gonzalez, reviewed the case prior to meeting, and deemed the changes major enough to warrant a DRC review.

The Applicant's Request:

The applicant is requesting the following modifications to the original design:

1. Reduction of the number of stories, from five to three;
2. Reduction of the number of apartment units from 57 to 20 (10 units per floor);
3. Elimination of lofts from the second story;
4. Addition of balconies extending out over Arizona Avenue to west facing apartments, to provide pedestrian shading and increase size of floor plates;
5. Addition of balconies to south facing apartments, to increase interior shading and increase size of floor plates;
6. Elimination of the connection to the adjacent Julian Drew building;
7. Elimination of the roof terrace of the Julian Drew building;
8. Addition of roof terrace to the Lewis Hotel Lofts building;
9. Increased retail area at the ground floor.

Rick Gonzalez expressed his satisfaction with the changes, and noted the conditions that will also apply to the new design, such as, seismic monitoring, appropriate coordination with the utilities in the rear of the building, the type of the screening elements of the perforated metal used, and opportunity of murals along the West façade. Recommended approval of the project was given as presented.

The DRC inquired for clarification from the applicant on the following:

- 24/7 lighting in the North tower will be directed downward;
- Second and third stories stairwells will only be stairs, no lobbies provided;
- Westside balconies that cantilever over TDOT right-of-way will be considered during the development package review;
- Parking counts will still fall under the previous approvals as calculated with the Modification Development Regulations (MDR);
- Conditions of previous approval letter will throw out items 3,4, and 7;
- Conditions of previous approval letter will keep items 5, and 6;
- Items 1, and 2 of previous approval letter will apply to any future owners

Previous approval letter can be viewed here:

<http://tucson.siretechnologies.com/SIREPub/cache/2/7661546C2C32C3925D4533FEC333333737337545425545447/965476512102019034206318.pdf>

DRC reviewed the case, and recommended approval. DRC Vice Chair John Burr made the motion to approve, conditioned on the Western balconies being approved by TDOT, along with the existing conditions from previous approval letter as noted would apply to the current owner, as well as to any future owners. Additionally, the opportunity to install water harvesting, and solar installation should be explored. DRC member Bill Viner seconded the motion. The motion passed unanimously 4-0.

6. Call to the Audience –

No members of the audience made any remarks.

7. Future Agenda Items- Information Only

Staff announced that there are no scheduled reviews yet for January, or February.

8. Adjournment – 2:13 PM

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