



**Infill Incentive District – Design Review Committee
Legal Action Report
Thursday, May 23, 2019 at or after 4:30 PM
Public Works Building, 3rd Floor Large Conference Room
201 North Stone Avenue
Tucson, Arizona 85701**

1. Call to Order / Roll Call : 4:35 PM

DRC members present were:

Chris Gans, Chair
John Burr, Vice Chair
Robin Shambach
Lori Woods

DRC members absent were:

Bill Viner

Design Professionals Present:

Rick Gonzalez
Corky Poster

Staff Members Present:

Carolyn Laurie, Planning & Development Services
María Gayosso, Planning & Development Services
Nick Ross, Planning & Development Services

2. Election of Chair and Vice Chair – Action Item

The Infill Incentive District Design Review Committee (IID-DRC) shall elect a Chair and Vice Chair from among its regular members. The terms of the Chair and Vice Chair are one year. Should both the Chair and Vice Chair be absent from a meeting, an interim Chair shall be voted upon by those members attending (*Unified Development Code [UDC] Section 5.1.2.6.G.4*).

Vice Chair Burr nominated Chair Gans to continue as Chair of the IID-DRC. Chair Gans nominated Vice Chair Burr to continue as Vice Chair of the IID-DRC.

Motion passed unanimously.

3. Review and approval of the August 20, 2018 Legal Action Report – Action Item

Chair Gans requested a date correction on the year from 2019 to 2018. Chair Gans noted that the vote count may be inaccurate as the at least one person abstained from the vote. Vice Chair Burr noted that he may have voted in opposition as a nay vote. After further review staff corrected the motion to one abstention, one nay vote, and four approvals. Vice Chair Burr also requested that a mural typo on page three be corrected and an additional typo on page four be addressed. Lori Woods joined meeting, Chair Gans asked if she had further suggestions, which she did not. John Burr made the motion to approve with the noted changes, Robin Shambach seconded the motion. Voice vote for full approval, Motion passed 4-0.

**4. Case # IID-19-02 (T19SA00152) The Tuxon Hotel (Related Activity # DP18-0304) – Public Meeting
960 South Freeway, C-2 zoning, Greater Infill Subdistrict**

Staff provided a summary of the project, the Design Professional's review, and the IID-DRC's purview for the review of the proposal per UDC Sections Sections 5.12.6.B.4.c and 5.12.6.I.1, indicating the PDS Director will make a decision based on staff's review and advisory recommendations provided by the IID-DRC and the City's Design Professional.

Chair Gans opened the floor to the applicant, who presented the scope of the proposed project for the remodeling of 112 rooms of the former Motel 6 on the I-10's frontage road, and continue the Traveler's Accommodation, Lodging land use, with the addition of a new 2,470 square-foot building for lobby, breakfast room, offices, and bar, and the addition of a new 561 square-foot building for bike rentals. The applicant requested the IID-DRC to recommend for approval for the proposed reduction of the number of required motor-vehicle parking spaces from 120 to 91. Applicant presented site analysis and proposed site plan, landscape plan, circulation, security gates, renderings, colors and materials, as well as conducted public outreach.

IID-DRC members asked for clarification of landscape materials along the property lines. Applicant indicated no lawn is being proposed, and the proposed landscaping materials meet UDC requirements. Applicant also clarified no masonry walls will be removed.

A concern expressed by IID-DRC members was the availability of parking for guests and staff when hotel is occupied at its maximum capacity. Applicant indicated the hotel will be targeting corporate clients, and based on clients preferences expressed in other hotels owned by the property owner, the expectation is that most clients will be using riding services such as Uber and the bike rental on-site, especially considering the walking distance to Downtown Tucson, so no parking issues are anticipated.

IID-DRC members concurred with the Design Professional's recommendation of adding three canopy trees along the southern portion of the west property line, to mitigate the impact of existing second-floor balconies on the privacy of adjacent residential properties.

Vice Chair Burr entered motion to recommend approval of the project as presented, which already included the addition of the three canopy trees along the southern portion of the west property line. IID-DRC member Shambach seconded. Motion passed unanimously (4-0).

5. Call to the Audience

Chair Gans took public comment. One attendee asked for clarification about landscaping in the pool area. Applicant indicated no landscaping is being proposed in the pool area.

**6. Case # IID-18-08 (T19SA00104) Hilton Dual Brand Hotel (Related Activity # DP19-0018)
141 South Stone Avenue, C-3 zoning, Downtown Core Subdistrict – Study Session**

Chair Gans indicated he and IID-DRC member Shambach met with architect of the project during the week, per IID-DRC purview. Chair Gans also noted he attended the IID neighborhood meeting and

the Plans Review Subcommittee (PRS) meetings. Vice Chair Burr pointed out he also attended IID neighborhood meeting, Individual Parking Plan (IPP) neighborhood meeting, and PRS meetings. Staff provided a summary of the project, the four reviews performed by Design Professional, and the continued hearing by the PRS. Staff also indicated the PDS Director will make a decision based on staff's review and advisory recommendations provided by the IID-DRC, the PRS, and the City's Design Professional.

Chair Gans opened the floor for the applicant's presentation. The applicant provided the following information:

- a) The proposed Hilton Dual Brand Hotel is a six-story consisting of approximately 199 rooms, a parking garage, shared breakfast room area, and retail space on the first floor;
- b) The slides being presented to the IID-DRC reflect comments received at the neighborhood meeting, the Design Professional, and the PRS;
- c) The main entrance to the hotel is on Ochoa Street;
- d) There are two driveways on Stone Avenue, for accessing the proposed 138 parking spaces;
- e) The upper level will offer amenities for guests;
- f) The second floor includes some guest rooms and a workout area;
- g) The southwest elevation is enclosed for mechanical-ventilated parking garage and utilities;
- h) Vines and trellises have been added to the south elevation;
- i) Louvered shade element is provided on the south elevation;
- j) Considering louvered shading on south-facing windows to address shade and glaring;
- k) It may be possible to push pocket park about 8 feet towards the parking garage (currently is 4-feet deep), providing for a deeper shading ramada;
- l) Plantings on Stone Avenue are prescriptive; would like to add more shade with softscape versus hardscape;
- m) Primary and secondary cornices may be included in revised elevations.

The IID-DRC and the Design Professional provided the following feedback to the applicant:

- a) Additional shading needs to be provided;
- b) Architectural interest details on all sides of building need to be added;
- c) "Pocket Park" needs to be redefined with more space and more pocket-park-like amenities;
- d) Cathedral's symmetry needs to be reinforced;
- e) Visual connectivity between project and Cathedral needs to be provided;
- f) Landscaping treatment needed on east elevation needed;
- g) Project needs to provide a stronger case for reduced parking, considering is located in the downtown core;
- h) Project is not a pedestrian-oriented development; automobile-oriented design on north and west elevations;
- i) Bike lanes need to be clearly shown;
- j) Verticality needs to be emphasized for the full height;
- k) The proposed building is big, imposing, all stucco, and does not relate to surrounding contributing structures, which are masonry with architectural details; not clear how project has integrated historic context;
- l) Tabled pedestrian crossing on Stone needs to be pursued with TDOT and the diocese;

- m) Materials and plant pallet to be provided to the IID-DRC at least a couple of days before the Public Meeting.

7. Future Agenda Items – Information Only

Staff informed the committee the next meeting has been set for June 5, 2019 at 3:30 PM, for the formal hearing for IID-18-08 – Hilton Dual Brand Hotel and a study session for IID-19-08 – 75 East Broadway. Staff also noted that four or five major IID projects were on the near horizon.

8. Adjournment

The meeting was adjourned at 6:36 PM