



Infill Incentive District – Design Review Committee
July 18, 2018 – 11:30 a.m.
Public Works Building – 3rd Floor Large Conference Room
201 North Stone Avenue – Tucson, AZ 85701

Draft Legal Action Report

1. Roll Call

Those present and absent were:

Present:

Chris Gan
Lori Woods
Bill Vainer

John Burr
Robin Shambach

Absent:

Kathleen Eriksen

Design Professional:

Rick Gonzales

Staff Members Present:

Carolyn Laurie, Planning & Development Services
Andrew Connor, Planning & Development Services

2. Approval of Legal Action Report -

Minor comments addressed by staff. The committee unanimously agreed to approve the legal action report.

3. IID-17-01 The Flin – Courtesy Review (T17SA00465, DP17-0038)

Introduction by Carolyn Laurie, Planning & Development Services

Project Presentation by Applicant Design architects and presenters: Teresa Vasquez, HSL, Tatyana L. Bresler, & Evan S. Eglin, of Elgin & Bresler Architects, and Matt Stuart of Cypress Civil Engineering

Applicants outlined the project work and that the project would consist of 243 Multi-family units incorporated into historic structures. Applicant presented the 4 challenges of the project design: 1. Odd shape of property and most of the site being land locked; 2) Presence of historic buildings; 3) The commercial viability of the land use; 4) Architectural precedence of building design downtown.

Matt Stuart outlined the following IID modifications:

1. Major Streets and Routes Setback
2. Street perimeter yards
3. Maximum Lot Coverage

4. Bicycle & Vehicle parking
5. Off-street loading
6. Landscaping & Screening
7. Pedestrian Access
8. Solid waste collection

Streetscapes:

- 1) Applicant: Church is the only access possible for loading and parking, access from Broadway is not viable because of grade changes;
- 2) Site at this time not economically feasible for commercial use on first floor along Eckbo;
- 3) Private courtyard will open quarterly to general public;
- 4) Residence will access from Church and Eckbo;
- 5) Historic buildings will include space;
- 6) Amenities for residence will be placed on the upper stories along Church Ave; and
- 7) Facade facing Broadway now includes balconies & windows.

Committee’s Discussion on Architectural Design: Applicant Design architects and presenters: Teresa Vasquez, HSL, Tatyana L. Bresler, & Evan S. Eglin, of Elgin & Bresler Architects outlined the project and the goals and intentions for the project. They went further to discuss the historic review process and outlined how they had worked closely with an external

a. Staff Remarks

- a. The Flin chose to go through IID process asking for several
- b. modifications that are reasonable and in harmony with IID;
- c. Staff is working with applicant to refine design;
- d. HLS has created website to keep inform public;
- e. Positive Historic Plans Review Subcommittee recommendations. The project was reviewed as a Major IID request for compliance with the regulations and standards of the applicable IID Area and Subdistrict in which the development parcel is located and has satisfied the process
- f. PDSO pre application review
- g. Three formal neighborhood meetings
- h. Review by city staff
- i. Multiple reviews and ultimate recommendation by TPCHC Plans Review Subcommittee
- j. Courtesy review by the City's IID - Design Review Committee
- k. City’s Design Professional recommendation and approval

IID _DRC Recommended the following items to include on the approval letter:

1. The project shall return to the IID-Design Review Committee for significant design changes. The Design Professional shall review minor design changes pursuant to the Director's Decision approval process.
2. The placement of historically relevant murals as represented in pedestrian level locations as recommended by the IID-DRC, the TPCHC Plans Review Subcommittee, and the City’s Design Professional.
3. The continued partnership on the restoration of the Eckobe Landscape.

4. Enhanced exterior lighting treatment along all pedestrian walk walks leading to the project entrances and corridors for community safety. This item shall be reviewed by the City's Design Professional.
5. Continued vibration monitoring for the three eligible historic structures Samaniego House, Flin Building and Flin Stables.

4. **Future Agenda Items**

Staff explained upcoming cases.

5. **Call to the Audience**

No audience present.

6. **Adjournment**

The meeting was adjourned at 5:25 p.m.

DRAFT