



Infill Incentive District – Design Review Committee (IID-DRC)

Legal Action Report – Meeting Minutes

Members of the IID-DRC held a meeting, which was open to the public, on:

Tuesday, April 15, 2021 at 11:00 AM

Meeting was held virtually using Microsoft Teams

1. Call to Order / Roll Call: 11:05 AM

DRC members present:

Chris Gans, Chair
John Burr, Vice Chair
Eric Barrett
Robin Shambach
Bill Viner
Zach Baker

Design Professional Present:

Richard Fe Tom

Quorum was established.

Staff Members Present:

Nick Ross, Planning & Development Services
Koren Manning, Planning & Development Services
María Gayosso, Planning & Development Services

2. Approval of Legal Action Report (LAR) for September 8, 2020 Meeting

DRC Member Eric Barrett moved to approve the LAR as presented. DRC Member Bill Viner seconded the motion. Motion passed 4-0 (Burr abstained from voting).

3. Case # IID-20-03, Mata Coffee

Action Taken

**Related Activity #s: T20SA00303, T21CM01999, DP20-0196
509 N 6th Ave, C-3 zoning, Downtown Links Subdistrict, 6th Street Sub-area**

Staff introduced the project to the committee members. The applicant is proposing a change of use to an existing building on the northwest corner of the 6th Ave and 6th Street intersection from a previous use of Automotive Repair to Food & Beverage and Personal Service (barber). The proposal includes adding a 1,796sf covered outdoor patio to complement the Food & Beverage uses on site. The site features two contributing structures that are part of the Tucson Warehouse Historic District and was reviewed and approved by the Tucson/Pima Historic Commission – Plans Review Subcommittee on March 11, 2021, with a condition excluding the change from a garage door to a window on the building 109 façade and excluding the signage, to be reviewed later. Lastly, the project was reviewed by the City Design Professional, Richard Fe Tom, on December 31, 2020, and gave an approval recommendation.

The Design Professional provided an overview of his review of the project, emphasizing that the proposed design complied with IID standards.

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

- a) Previous unpermitted changes to contributing structures were done in 2014-2015; and
- b) The proposed trees on the landscape plan will be mesquite along 6th Street and will be in the ground in a 4'x4' tree well.

DRC Member John Burr moved to approve the project as presented with the following conditions 1) Screen material enclosing the outdoor patio to be reviewed and approved by the Design Professional; 2) Any further action taken on buildings number 131, 135 and 137 to go back to PRS for review; and 3) Encourage the restoration of the historic elements of building number 139 that had been previously removed. DRC Member Eric Barrett seconded the motion. Motion passed 5-0.

4. Case # IID-19-09, 75 E. Broadway

Related Activities: DP21-0057

75 E. Broadway Blvd, OCR-2 zoning, Downtown Core Subdistrict

Preliminary Review

This was a courtesy review. The feedback from the IID-DRC was purely informational and no formal action was taken.

The applicant gave a presentation of the initial design concepts for the 75 E. Broadway project. The project is proposed to be 18 stories tall with ground floor retail, seven floors of parking, 5 floors of Class A office space, four floors of residential and a rooftop penthouse. DRC members commented on the improved design and the better articulation between the uses from the previous courtesy review but would still like to see some separation between the office and residential uses. Other comments from the DRC members included clarification on if the new structure was physically touching the historic Wig-O-Rama building and how the noise in the pedestrian corridor in the abandoned alley was going to be mitigated with all the generators and miscellaneous infrastructure located close by. Lastly, it was noted that a significant number of "compact" parking spaces are being proposed and it was questioned how this would affect their IPP.

The applicant responded to the inquiries by the committee by clarifying the new building will be about 1.5ft away from the Wig-O-Rama building and will not physically touch it. The applicant also clarified that they intend to keep a large number of compact parking spaces in the proposal, and as a result, will have a higher reduction ask when going through the IPP process since the city does not recognize compact spaces.

No action was taken.

5. Call to the Audience

No speakers.

6. Future Agenda Items- Information Only

Staff informed the IID-DRC of Bautista mixed-use project that is expected to submit an IID application in the coming months.

7. Adjournment – 12:46 PM