



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

DRAFT Legal Action Report – Meeting Minutes

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

Tuesday, June 23, 2021 at 1:00 PM

Meeting was held virtually using Microsoft Teams

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

DRC members present:

John Burr, Vice Chair – arrived 1:03 PM

Eric Barrett

Robin Shambach

Bill Viner – arrived 1:55 PM

DRC member absent:

Chris Gans, Chair

Design Professionals present:

Corky Poster

Richard Fe Tom

Quorum was established.

Staff Members Present:

María Gayosso, Planning & Development Services

Jodie Brown, Planning & Development Services

Rick Saldate, Planning & Development Services

Jaclyn Reynolds, Planning & Development Services

Wyatt Berger, Planning & Development Services

2. Approval of Legal Action Report (LAR) for April 14, 2021, Meeting

DRC Member Barrett moved to approve the LAR as presented. DRC Member Shambach seconded the motion. Motion passed 3-0.

3. Case # IID-20-04, The Corbett

Action Taken

Related Activity #s: [T20SA00241](#), [DP20-0125](#), [T18CM05456](#)

320/340 N 6th Ave, 345 N 5th Ave, 210 E 7th St

I-1 zoning, Downtown Links Subdistrict, Warehouse Triangle Sub-area

Staff introduced the project, indicating the proposal is the first of two phases; the applicant intends to return in the future to remove the surface parking lot and develop a mixed-use building in its place. Staff also informed the project was reviewed by the Tucson/Pima Historic Commission – Plans Review Subcommittee on May 27, 2021, and recommended approval as presented.

The City Design Professional, Corky Poster, provided an overview of his two reviews on the project, on January 7, 2021 and April 30, 2021, and has recommended approval of the project, pointing out the applicant could increase the height of the screening from 30” to 42”, except within sight visibility triangles. The Design Professional also indicated he and staff could not find a mechanism for phase two to actually take place in the future.

The applicant presented the project and, in response to questions and concerns posed by the IID-DRC, clarified the following:

- a) Proposed streetscape improvements are on the right-of-way, and being coordinated as part of the Downtown Links project with the Department of Transportation and Mobility;
- b) The landscape screen will be increased to 42”, except within site visibility triangles;
- c) IID Design Package and Development Package need to be approved before off-site improvements can be approved by the Department of Transportation and Mobility and the drawings of the Downtown Links project can be revised;
- d) New curbs and sidewalks will be provided on both sides of Corbett Lane;
- e) The roundabout and landscaping are included in phase one of construction, which was suggested by the Department of Transportation and Mobility;
- f) Water harvesting is being achieved, and the north side of the design will include permeable pavers;
- g) Phase two of development will be fully reassessed, but preliminary design includes mixed-use multi-story structures where the proposed parking lot for phase one is placed; relationship to the historic Corbett building will be considered at that time; will return to the PRS and the IID-DRC for review;
- h) The approved plans for the Corbett building rehabilitation does not change the smokestacks, and the footprint will be maintained; and
- i) Refuse collection areas, as requested by Environmental Services, will be reflected in the resubmittal of the Development Package.

DRC Member Shambach moved to approve the project as submitted with the following conditions: 1) Make adjustment of the screening to 42 inches in height, except as required within site visibility triangles; 2) The roundabout design to continue to be coordinated with the Department of Transportation and Mobility; and 3) Any future changes to the historic Corbett building to go through the Tucson-Pima County Historical Commission’s Plans Review Subcommittee (PRS) for review. DRC Member Eric Barrett seconded the motion. Motion passed 4-0.

4. Case # IID-21-02, The Bautista

Related Activity: [T21PRE00941](#)

165 S Linda Av, C-2/C-3 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.

Staff introduced the project, and the applicant presented the initial design concept for the proposed four-story mixed-use building with apartments, retail, and commercial spaces, including 256 apartment units with an average size of 823 square feet per unit. This project proposes to include an underground parking garage for residents with a one-to-one ratio for residents and management. The north side of the project will include amenities for residents. The Bautista will include a paseo and courtyard dwellings to encourage walkability among the community. The applicant also mentioned that they are still working to create easy access to The Loop and development along the Santa Cruz River.

The Design Professional, Fe Tom, indicated the preliminary review requested clarification for the walkability/linkages between building, a well-defined linkage to the Santa Cruz River, and the need to identify private versus public spaces.

DRC members provided the following preliminary comments:

- 1) The project needs to provide more information related to the retaining walls along the river, as a communal amenity;
- 2) More shade is needed along the pedestrian ways;
- 3) Connectivity to the river needs to be clearly delineated;
- 4) Water harvesting needs to be clearly identified;
- 5) Native species to be provided for the river;
- 6) Pedestrian circulation plan for both tenants and public needs to be provided as part of the submittal, including ADA accessibility;
- 7) Design of public courtyards and spaces needs to be well defined, including how they will work out for tenants;
- 8) Shade trees to be provided along Linda Avenue; and
- 9) Refuse collection for proposed restaurant needs to ensure access for collection vehicles will be possible.

5. Call to the Audience

No speakers.

6. Future Agenda Items- Information Only

Staff informed the IID-DRC members that there are no active projects currently. There are several projects on 4th Ave and 9th Street that are still working to formalize their applications.

7. Adjournment – 2:37 PM