

2018

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT AND SUMMARY OF MINUTES

Thursday, June 14, 2018

**4th Floor Conference Room, Joel D. Valdez Main Library, 101 N. Stone, Tucson, AZ
85701**

1. Call to Order / Roll Call

Meeting called to order at 1:04 P.M.

Commissioners Present: Terry Majewski (Chair), Jill Jenkins, Sharon Chadwick, Arthur Stables, Jim Sauer.

Commissioner Absent/Excused: Michael Becherer and Helen Erickson.

Staff: Carolyn Laurie, Maria Gayosso, and Andrew Connor (PDSD); Allison Diehl, Marty McCune, Anson Lihosit (Historic Preservation Office); Alison Miller (Ward 6).

2. Approval of the Revised Legal Action Report (LAR) and Summary of Minutes for the Meeting(s) of 5-24-18

Motion by Commissioner Jenkins to approve the Legal Action Report and Summary of the Minutes for the meeting of 5-24-18. Motion seconded by Commissioner Sauer.

Motion passed unanimously. Voice Vote 5-0.

3. Infill Incentive District/Rio Nuevo Area Review Cases

UCC Section 5.12.6.E.2; 5.12.7 & 5.12.10

IID-17-01/HPZ-18-26 – Cypress Civil Development – Proposed Six-Story Mixed-Use/Multi-Family Residential Development [Design Review for detailed architectural drawings and design of the new buildings as specified in the concept plan letter dated 8-9-16, show how the Design Professional's historic concerns are addressed, respond to PRS feedback from the meeting of 2-8-18 and show compatibility with Adjacent Historic Properties or Eligible to be listed in the National or Arizona Register of

Historic Places or as Contributing Properties] - 110 South Church Avenue (Downtown Core Sub-District).

Commissioner Sauer recused himself from the case due to a conflict and Chair Majewski noted that there was still a quorum for the record.

Staff Carolyn Laurie provided background on the Infill Incentive District (IID) optional Design Review process and clarified that the developer has opted into using the IID verses going through the Rio Nuevo Area - Design Review Board process and associated Board of Adjustment variance process. Staff Laurie also outlined that the project was in alignment with Plan Tucson Goals and guiding principles associated with housing in the Rio Nuevo Area. She also reviewed the lack of middle housing or market rate housing within the city core and how this project was meant to fill the void.

Staff Laurie also discussed how UDC Section 5.12.6.d.2. was applicable to the review of the project and the associated UDC section guidance for the PRC review. She provided a printout to each of the Commissioners and outlined a chronology of design reviews (PRS and DRC) conducted to date.

Allison Diehl and Marty McCune (Historic Preservation Office) reminded the board that only the compatibility of the new proposed buildings was to be discussed at the meeting, and that the Arizona State Historic Preservation Office has issued an opinion in writing that the new buildings would not have an adverse effect on the historic properties on site and adjacent to the development. The Preservation Plan for the existing historic properties will be the subject of a future meeting. HPO staff also confirmed that the existing park with gazebo is City property and not part of the current project.

The applicant's presentation, given by Teresa Vasquez of HSL included the site plan, a pedestrian circulation plan, perspective renderings with a revised color scheme, and elevation drawings. It was noted that some vegetation and planters were removed from the renderings and elevations to show exterior walls in their entirety. The only direct street frontage will be along Church Street, and the building lobby (open to the public) will be placed along this stretch. It was designed to have as much glass storefront as practical given that this side of the building must also be used for the entrance to parking and loading bays. The applicant explained that the setback could not be increased if they were to use existing building foundations as planned. Commissioner Stables pointed out that because this frontage is mostly utilitarian in nature, it could be softened up through the addition of more landscaping and should be listed as a condition of recommendation.

Ms. Vasquez explained that they are addressing drainage concerns during construction through regular on-site engineer visits to identify any areas of standing water that would require mitigation.

Project architects (Eglin & Bresler) presented the reference buildings used to design for compatibility in the Tucson downtown. They explained that the plans echo the strong vertical and horizontality of existing taller buildings in this area and showed images of buildings in Denver, San Francisco, Sydney, and Washington, DC that influenced the final design.

Concern was raised by Commissioner Chadwick about impacts to the Eckbo landscape (Tucson Community Center National Register District) on the western side of the proposed development, in particular the northern portion where the walkway between existing and new buildings is at its narrowest. The possibility of an opening in the building or transparent window providing view between this portion of the Eckbo landscape and the central courtyard was raised. However, such a move would require cuts into the building stem walls, an option that would be structurally unsound given that the new buildings were intentionally planned atop existing building foundations. Furthermore, there is a ground level elevation change that would prevent a clear view from the Eckbo. In order to carry the first levels throughout the entire building site, the western side must be elevated.

The addition of 5-ft by 10-ft black and white historic photo murals at ground level around the perimeter of the new buildings was also discussed. Concern was raised about visibility of the murals behind the Eckbo landscape planters (not shown in renderings or elevations). The murals to be located along the narrow section of the Eckbo landscape walkway on the west side of the development would not be fully visible behind vegetation, and could only be viewed from a distance of several feet. Chair Majewski relayed the opinion of Commissioner Erickson (provided in absentia) that the murals are not sufficient to mitigate visual impacts on the Eckbo landscape. Commissioners discussed the concern that the crowded feeling of this section would create a “back alley” feel to this section of the historic landscape rather than make it feel more open as it was designed to be.

It was moved by Commissioner Stables, duly seconded by Commissioner Jenkins to recommend approval of the design as presented and subject to removal of photo murals from the western side of the northern building where they face the Eckbo Landscape, the addition of landscaping on the Church Avenue frontage, and the creation of new renderings and elevations that show Eckbo planters and landscaping in place against the backdrop of the proposed new buildings.

Motion passed unanimously. Voice Vote 4-0.
*Commissioner Sauer recused.

4. Current Issues for Information/Discussion

- a. Review Process Issues-Historic Zone Advisory Boards Staff Trainings.
- b. Historic Full Design Review Checklist for Historic Preservation Zone Advisory Boards -City of Tucson UDC Section 5.8.9-(Historic Preservation Office).

Allison Diehl presented a draft checklist of UDC and TSM requirements for buildings within HPZ zones to be considered during historic design review. It also contains the Secretary of Interior Standards for Rehabilitation of Historic Buildings because these standards are referenced in the UDC. The checklist does not contain HPZ guidelines or zone specific code requirements.

The HPO is offering the checklist as an optional resource to HPZ applicants and board members. PDSD staff may go over the checklist with applicants as a courtesy, but will not sign off that all requirements have been met prior to sending a case for review owing to the fact that many of the design criteria are subjective in nature. It is the role of the historic design review boards to apply these portions of the code and make recommendations.

The purpose of the checklist is to educate applicants and to assist board members in the review process. PDSD staff is in the process of creating an application completeness checklist that will be attached to materials sent to HZABs and PRS. Staff also plans to attach the Historic Property Inventory Forms where possible.

Each HZAB will be encouraged to create a similar checklist with code and guidelines specific to their zones. HPO staff will offer to format and distribute these zone-specific checklists to applicants with the general one.

Chair Majewski suggested labeling the Secretary of Interior Standards as "Revised" and/or to include a date to show they are current.

5. Call to the Audience (Information Only)

6. Future Items for Upcoming Meetings

Union on 6th IID (FLY CATCHER), Height text Amendments, Review of County Projects

7. **Adjournment**

Meeting adjourned at 2:30 P.M.