



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:

Friday, October 16, 2023 at 10:30 AM

Meeting was held virtually using Microsoft Teams

1. Call to Order / Roll Call 10:31 AM

Eric Barrett	Present
John Burr, Vice Chair	Present
Chris Gans, Chair	Present
Robin Shambach	Absent
Bill Viner	Present
Zack Baker, Downtown Representative	Present
Richard Fe Tom, Design Professional	Present

Quorum was established.

Staff Members Present:

María Gayosso, Planning & Development Services
Jodie Brown, Planning & Development Services
Rick Saldate Jr, Planning & Development Services
Kyle Kerns, Planning & Development Services

2. Approval of the 7/15/2022 Legal Action Report (LAR) and Meeting Minutes Action Taken

Motion was made by IID-DRC Vice Chair Burr to approve the LAR and meeting minutes as presented. Motion was duly seconded by IID-DRC Member Viner. All in favor. Motion passed by a voice of 6-0.

3. Call to the Audience

No speakers.

4. Case # [SD-0723-00081](#), *West Point II*

Related Activity # [TP-PRE-1122-00032](#)

[20 E Ochoa St](#)

Parcel # [117130410](#)

C-3 zoning, Infill Incentive District (IID), Downtown Core Subdistrict

Action Taken

Staff introduced the project, the Design Professional provided remarks, and the applicant presented the project to the IID-DRC, and provided the following clarifications in response the questions posed by the IID-DRC:

- a) A perforated metal screen is proposed along some of the balconies to ensure privacy for both tenants and neighboring buildings; there are no restrictions for what tenants can have on their balcony, but units will be inspected monthly, and tenants will be notified if anything distracting is present, specially in the higher units;
- b) Parking agreement with Park Tucson will include parking for staff; as part of budget operations staff parking is included; the agreement with Park Tucson includes a list of parking garages and the applicant can ask for garages that are closer to the proposed development;
- c) An agreement was made with Park Tucson for Phase I, to secure a minimum of 25 parking spaces for

50 tenants; property management for West Points I indicated that 12 out of the 50 tenants actually have vehicles and most of them use the parking garage across the street at La Placita; the agreement with Park Tucson runs throughout the funding cycle, which is 30 years;

- d) The rents for these units are 40%, 50% and 60% of Area Median Income (AMI), which translates to \$609, \$761, and \$914, including utilities; the tax-credit program has a 15-year compliance, and then there is an extended use period, which doubles; it is tied to funding, so project is locked for 30 years to be affordable, but the project can be rescinded at year 15, which would add on another 30 years, or at the end of the 30-year process it can be reused, indicated at that time as well; most housing authorities provide incentives for properties to remain affordable;
- e) Archaeology studies were conducted and nothing was found; the City requested an archaeological consultant during construction;
- f) There is treated stained stacked block CMU in the proposed design, but it can be switched to a textured brown to match the other brick, if there are color requirements; will consider it and will talk to the owner about it;
- g) The qualified allocation plan for the Arizona Department of Housing is to provide certain amenities; one of the amenities provided is a walking path on the western edge, and there are also have a number of benches that were also providing for people to sit in the cooler months; standing gardens will be retained on the on the east side; there will also be a number of planters for raised gardens for kind of a service for the elderly;
- h) The north and south entries are secondary access points, the main entry is in the center of the building along the west side, with wayfinding technologies to lead to the office;
- i) Aerial easements were purchased from City's Real Estate office to allow for the canopies and overhangs on the proposed development;
- j) Building plans include a bike parking space in each unit, and there is a large amount of bike parking on the exterior of the building to make up for the lack of on-site vehicle parking.

Staff provided the following clarifications in response to the questions posed by the IID-DRC:

- a) This project is in the Rio Nuevo area, so it must meet Rio Nuevo design standards; this project will not need to go through the Design Review Board (DRB), but the IID-DRC will review for Rio Nuevo Area and IID standards;
- b) The City of Tucson has a programmatic agreement with the state Historic Preservation Office and anytime there are federal funds or federal processes involved, it's common protocol to have a Class 3 survey which is a record search and on the ground; even though this site has been previously highly developed, on the ground survey of the property is done and a report is generated, which includes recommendations, such as the monitor that would be on site;
- c) Park Tucson would enforce the parking agreement;
- d) Park Tucson engages in parking assessments for garages and on-street parking, and a recent assessment has been conducted. A copy can be provided.

Motion was made by IID-DRC Vice Chair Burr to approve the proposal as presented. Motion was duly seconded by IID-DRC Member Viner. Motion passed by a voice vote of 5-0, with IID-DRC Member Zach Baker abstaining, due to project's provision of zero motor-vehicle parking spaces on site.

5. Future Agenda Items

Informational

Staff informed the IID-DRC there are no projects currently preparing to present to the IID-DRC. Also, a

concurrence from the City Manager for reappointment of IID DRC positions is being awaited for. IID DRC requested staff to draft updated IID DRC bylaws.

6. Adjournment

Meeting adjourned at 11:17 PM.