

Notice is hereby given to the Infill Incentive District Design Review Committee and the general public that the Infill Incentive District Design Review Committee will hold the following meeting which will be open to the public.



INFILL INCENTIVE DISTRICT DESIGN REVIEW COMMITTEE

Planning and Development Services • P.O. Box 27210 • Tucson, AZ 85726-7210

MEETING NOTICE

Friday, December 20, 2023, 10:00 AM

Pursuant to safe practices during the COVID 19 pandemic, all in-person public meetings are cancelled until further notice. This meeting will be held virtually to allow for healthy practices and social distancing. All materials related to the agenda items noted below can be accessed at: www.tucsonaz.gov/pdsd/infill-incentive-district-design-review-committee. Meeting materials will also be presented as part of the virtual meeting.

To join the IID-DRC virtual meeting from your computer, tablet or smartphone:

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 278 699 248 661

Passcode: Atgcnt

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 213-293-2303,453038315#](tel:+12132932303453038315) United States, Los Angeles

Phone Conference ID: 453 038 315#

For wheelchair accommodations, materials in accessible formats, and/or materials in a language other than English, please contact María Gayosso at (520) 837-6972, specialdistricts@tucsonaz.gov or (520) 791-2639 for TDD, no later than Friday, December 14, 2023.

Para solicitar acomodamiento de sillas de ruedas, materiales es formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, specialdistricts@tucsonaz.gov , a más tardar el Viernes 15 de Diciembre de 2023.

MEETING AGENDA

1. Call to Order / Roll Call
2. Approval of Legal Action Report of October 16, 2023 IID-DRC meeting **Action**
3. Call to the Audience (individuals may speak up to 3 minutes)
4. [SD-1023-00118](#), Crystal Café & Gallery ([847 N Stone Ave](#)) **Action**
 - a) *Preliminary Staff Remarks*
 - b) *Project Presentation by Applicant*
 - c) *Design Professional Findings/Recommendations*
5. Amended Mayor and Council Rules and Regulations for City of Tucson Boards, Committees and Commissions (BCCs) **Information Only**
6. Future Agenda Items **Information Only**
7. Adjournment

Committee Members: Chris Gans; John Burr; Zachary Baker (Downtown Subdistrict only); Eric Barrett, Daniel Matlick (4th Ave Subdistrict only); Robin Shambach; Bill Viner.

Design Professional: Richard Fe Tom.

A quorum of the IID DRC is the Design Professional and at least two other IID-DRC members.

MEETING AGENDA

1. Call to Order / Roll Call

Chris Gans, Chair
Eric Barrett
John Burr, Vice Chair
Robin Shambach
Bill Viner
Richard Fe Tom, Design Professional

2. Review and approval Legal Action Report for the October 16, 2022 meeting

Action Item

3. Call to the Audience (individuals may speak up to 3 minutes)

4. Case # [SD-1023-00118](#), *Crystal Café & Gallery*

Action Item

Related Activity # [TP-DEV-0923-00396](#)

[847 N Stone Ave](#)

Parcel # [117031120](#)

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

The Applicant’s Request:

This is an adaptive reuse from automotive, minor service and repair, to general merchandise sales and food service land use with outdoor serving area. The building on site is a contributing structure to the Miracle Mile National Register Historic District. The existing outdoor space on the west side of the site is currently occupied by an Arizona Department of Environmental Quality (ADEQ) soil vapor extraction system (SVE), which includes remediation and monitoring equipment related to the 7th Street & Arizona Avenue Water Quality Assurance Revolving Fund (WQARF) Perchloroethylene (PCE) plume. Remediation is expected to conclude in approximately 2028, and all equipment will be removed at that time. Upon the removal of the SVE, the property owner may redevelop that portion of the property with an as-yet unidentified use.

The applicant is requesting the IID-DRC recommend for approval the following UDC modifications:

a) Motor Vehicle Parking

The project requires a total of 52 vehicular parking spaces (15,450 SF / 300 for mixed use) per UDC standards. There are no on-site vehicular parking spaces, and the applicant is proposing nine parking spaces, including one ADA-accessible space within 2nd Street’s right-of-way, along the north side of the property. The Department of Transportation and Mobility required the applicant to depict on the Development Package that the 2nd Street right-of-way width between the new 90-degree parking at 847 N Stone Av and the parallel parking across the street is maintained at 24 feet wide.

b) Landscaping & Screening

In lieu of meeting the UDC requirements for landscaping and screening, this project proposes the following improvements between the building and Stone Avenue right-of-way by:

- New planters and a gabion screen wall;
- New brick pavers and refinishing the existing concrete with new textures and colors to differentiate between public and semi-public areas;
- Planting new vegetation, including a canopy tree, within the Stone Avenue and 2nd Street rights-of-way (outside of the sight visibility triangle); and
- Incorporating a mineral art exhibit near the front door to add visual interest to the project’s outdoor space.

c) Solid Waste Collection

The project includes a compactor and a rollout dumpster/bin that will be picked up on 2nd Street. Gallery/café staff will be required to roll the container out to the designated service area off 2nd Street, where it will be picked up by City Environmental Services (ES) for disposal. ES has indicated that nothing larger than a 4 cubic-yard container is to be used, and that the designated area where the container will be placed out for service and path and access for collection/service vehicle needs to be clearly identified in the Development Package.

The Design Professional’s Findings/Recommendations:

The project was reviewed by the City’s Design Professional on November 29, 2023, and has recommended approval of the project.

The Tucson-Pima Historical Commission’s Plans Review Subcommittee (PRS) Findings/Recommendations:

The PRS held two courtesy reviews on the proposal on May 25, 2023 and October 12, 2023, and reviewed it formally on December 14, 2023, recommending approval.

The IID-DRC’s Purview:

In accordance with UDC Sections 5.12.6.B.4.c and 5.12.6.I.1, the IID-DRC reviews development projects submitted using the IID zoning option, and forwards a recommendation to the Planning & Development Services Department (PDS) Director. The IID-DRC reviews projects for compliance with IID standards and requirements specified in UDC Section 5.12, and may also comment on other aspects of the projects. Also, per UDC Section 5.12.6.I.2, the IID-DRC may continue the item being reviewed one time, unless the applicant asks for further continuances.

5. Amended Mayor and Council Rules and Regulations for City of Tucson Boards, Committees and Commissions (BCCs)

Information Only

On October 17, 2023, Mayor and Council approved Resolution 23687 which amended Mayor and Council Rules and Regulations to provide the option of electronic attendance, video conferencing, and hybrid meeting format for members of City of Tucson Boards, Committee and Commissions (BCCs). Please review the *'BCC Hybrid Meeting Guidelines'* attachment which outlines the new guidelines for remote meeting participation.

Additionally, due to passage of Senate Bill 1270, effective October 30, 2023, amendments have been made to A.R.S. 38-431.01 (B) and A.R.S. 38-431.02 (H) relating to public meetings and proceedings. See the excerpts from SB 1270 below, with the amendments listed in BLUE.

- 4 38-431.01. Meetings shall be open to the public; seating;
- 5 minutes; recordings
- 6 A. All meetings of any public body shall be public meetings and all
- 7 persons so desiring shall be permitted ALLOWED to attend and listen to the
- 8 deliberations and proceedings. All legal action of public bodies shall
- 9 occur during a public meeting.
- 10 B. SCHOOLS, SCHOOL BOARDS, EXECUTIVE BOARDS AND MUNICIPALITIES
- 11 SHALL PROVIDE FOR AN AMOUNT OF SEATING SUFFICIENT TO ACCOMMODATE THE
- 12 REASONABLY ANTICIPATED ATTENDANCE OF ALL PERSONS DESIRING TO ATTEND THE
- 13 DELIBERATIONS AND PROCEEDINGS, WHEN FEASIBLE. THIS SECTION DOES NOT
- 14 REQUIRE A PUBLIC BODY TO RELOCATE A MEETING OUTSIDE OF THE LARGEST REGULAR
- 15 MEETING ROOM.

- 1 H. Agendas required under this section shall list the specific
- 2 matters to be discussed, considered or decided at the meeting. EXCEPT FOR
- 3 A MEETING THROUGH TECHNOLOGICAL DEVICES, THE AGENDA SHALL ALSO INCLUDE
- 4 NOTICE OF THE TIME THAT THE PUBLIC WILL HAVE PHYSICAL ACCESS TO THE
- 5 MEETING PLACE. The public body may discuss, consider or make decisions
- 6 only on matters listed on the agenda and other matters related thereto.

6. IID-DRC Reappointments

Information Only

On December 20, 2022, the Mayor and Council voted to approve an amendment to the Unified Development Code (UDC) to update and extend the Downtown Infill Incentive District (IID) beyond its sunset date of January 31, 2023. Ordinance No. 11977 became effective on January 20, 2023. The IID DRC reviews each major IID case and provides recommendations for the PDSD Director Decision Notice.

UDC Section 5.12.6.H of the IID outlines the composition of the Design Review Committee (IID DRC) as follows:

1. The IID DRC is composed of any combination of the following members appointed by the City Manager for a four-year term:
 - a. The City’s Design Professional.
 - b. One registered architect.
 - c. One registered landscape architect.
 - d. One registered contractor or member of the development community.
 - e. One member to represent all neighborhood associations within the IID.
2. The IID DRC also calls for the inclusion of one or more ad-hoc members from among the following, as applicable:
 - a. For projects within the Fourth Avenue Area, one local Fourth Ave. business owner.
 - b. For projects within the Downtown Core Subdistrict, one person from the Downtown Partnership Association.
 - c. One member appointed by the neighborhood association for the area in which the proposed project is located. If the project site is in an area that does not have a neighborhood association, the ad-hoc member is appointment by an association within 300 feet of the project site that is within the same IID Sub-District.
 - d. For projects within or adjacent to a Historic Preservation Zone (HPZ), the neighborhood association member should be a member of the HPZ advisory board of the affected HPZ.

On March 16th, 2015 the core members of the IID DRC were formally appointed. On October 13, 2023, the City Manager reappointed all current IID-DRC members for a new four year term:

1. The City’s Design Professional, one of three City-contracted registered architects (Rick Gonzalez, Corky Poster, Richard Fe Tom).
2. Robin Shambach, AIA, LEED AP, to serve as a registered architect.
3. Eric Barrett, RLA, to serve as a registered landscape architect.
4. Bill Viner, Pepper Viner Homes, to serve as a member of the development community.
5. Chris Gans, West University Neighborhood Association, to represent all neighborhood associations within the IID.
6. John Burr, Armory Park Neighborhood Association, as an alternate to represent all neighborhood associations within the IID.
7. Zachary Baker, Downtown Tucson Partnership, for the IID Downtown Subdistrict only.
8. Daniel Matlick, Fourth Avenue Merchants Association, for the IID 4th Avenue Area only.

7. IID-DRC Rules of Procedure

Action

At the October 16, 2023 IID DRC meeting, IID DRC members requested staff to revisit the IID DRC’s Rules of Procedures to ensure they were up-to-date. The proposed revisions have been posted in the IID DRC’s webpage.

8. Future Agenda Items

Information Only

9. Adjournment