



## 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:

**Thursday, May 19, 2022 at 3:00 PM**

Meeting was held virtually using Microsoft Teams

#### 1. Call to Order / Roll Call 3:00 PM

Eric Barrett	Present
John Burr, Vice Chair	Present
Chris Gans, Chair	Present
Robin Shambach	Present (arrived at 3:05 pm)
Bill Viner	Present
Corky Poster, Design Professional	Present

**Quorum was established.**

#### Staff Members Present:

María Gayosso, Planning & Development Services  
Jodie Brown, Planning & Development Services  
Amanda Smith, Planning & Development Services

#### 2. Approval of the 3/22/2022 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 Barrett. All in favor. Motion passed by a voice of 5-0.

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

**Related Activity #s:** [T20SA00241](#), [DP20-0125](#), [T21CM06128](#), [T18CM05456](#)  
[225 E 8TH ST](#), [345 N 5TH AV](#), [340 N 6TH AV](#), [210 E 7TH ST](#), [320 N 6TH AV](#)  
**I-1 zoning, Downtown Links Subdistrict, Warehouse Triangle Sub-area**

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

- 1) Uncertain if the property will be taken out of the floodplain zone after infrastructure improvements; have been coordinating with PDS engineer, and, although there is no guarantee, perhaps it will be taken out in 3 to 5 years;
- 2) The Corbett Block is a phased project; the pickleball courts are temporarily, but the intent still is for the Corbett building to be used by a restaurant and the outdoor areas to tie-into the next phase of multi-family residential and hotel; the Corbett and Loveburger buildings will remain;
- 3) Pickleball courts will be pay-to-play;
- 4) The over 18-foot space between the Corbett building and the pickleball courts provides flexibility for the future use of the Corbett building as a restaurant;
- 5) Three trees along 7<sup>th</sup> street were removed during the development plan review phase due to conflicts with utilities; the shade study was not revised since no other options for canopy trees were viable, but was able to provide the canopy on the east side of the site, helping to provide shade on the sidewalk; and
- 6) GoToMeeting was the platform used for the neighborhood meeting, which also generated the transcript included in the design package.

Staff also clarified that signs on the property will need to go through the required sign review process, which includes the review by the Design Professional.

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

**4. Call to the Audience**

No speakers.

**5. Future Agenda Items**

**Informational**

Staff informed the IID-DRC the Ugly but Honest Pizza has filed an IID application, which will require the review by the Armory Park Historic Zone Advisory Board, the Tucson-Pima Historical Commission's Plans Review Subcommittee (PRS) and the IID-DRC. Also, staff indicated conversations have been taken place for the Sixth Avenue Assembly, a multi-family residential project.

Vice Chair Burr informed that he attended The Baffert's minor historic review for the revised first floor to accommodate a secured tenant, and that also attended an IID Update public meeting.

**6. Adjournment**

Meeting adjourned at 3:41 PM.