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Legal Action Report – Meeting Minutes Design Review Board (DRB)

Members of the Design Review Board (DRB) held a meeting, which was open to the public on:

Date and Time: Friday April 8, 2022, 7:30 a.m.

Location: Meeting was held virtually using Microsoft Teams

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|-------------------------------------|----------------|
| 1. Call to Order / Roll Call | 7:37 AM |
| Rosemary Bright | Present |
| Susannah Dickinson | Present |
| Grace Schau | Present |
| Caryl Clement | Present |
| Nathan Kappler | Present |
| Chris Stebe | Present |

A quorum was established.

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|--|-------------------------|
| 2. Review and Approval of the 1/28/2022 LAR and Meeting Minutes | Action Taken |
| Motion was made by DRB Member Clement to approve the LAR and draft minutes of January 28, 2022. Motion was duly seconded by Member Dickinson. All in favor. Motion passed 6-0. | |
| 3. <u>Tucson Norte-Sur Strategic Plan</u> | Information Only |
| Staff presented an overview of the scope and timeline for the project. In response to DRB members' questions/comments, staff indicated: | |
| a) Presentation to DRB is public record, and DRB members are encouraged to share it with others; | |
| b) A BRT service has dedicated travel lanes for larger buses, with larger stations, with buses that run more frequently; | |
| c) No road widening is expected, but streets will be reconfigured to accommodate for bicycles and other modes of transportation; | |
| d) Part of feedback received includes providing for neighborhood-level retail and services, and small-scale amenities; | |
| e) Potential zoning changes may include the use of overlay zones; | |
| f) Smart streets may potentially be incorporated into infrastructure improvements; | |
| g) The final cost of the entire improvements along the entire corridor have not been yet determined; | |
| h) Tucson Norte-Sur Strategic Plan webpage: https://www.tucsonnorte-sur.com/ ; | |
| i) Staff can provide updates to the DRB as the project moves forward. | |

4. Infill Incentive District (IID) Update

Information Only

Staff presented an overview of the scope and timeline for the IID code update, which has a sunset date on January 31, 2023. In response to DRB members' questions/comments, staff indicated:

- a) Mayor and Council is expected to decide on the update by 1/21/2023;
- b) An "administrative focus group" formed by a smaller group of professionals and other experts could be organized to receive feedback and understand the challenges of the review processes between the IID design package, the development package and construction documents;
- c) IID could potentially include design requirements related to green infrastructure, cool roofs, and other mechanisms to reduce heat island effects, especially for those built out areas where there is not a lot of room for landscaping;
- d) Environmentally conscious, climate-adaptive standards could potentially be integrated into the IID;
- e) Staff can provide updates to the DRB as the project moves forward;
- f) If DRB members will attend any of the outreach efforts, DRB will need to make sure a quorum is not reached, otherwise, the meeting would need to be advertised as a DRB meeting; staff can figure out the best way to address this issue.

5. Case # DRB-22-03 / SE-22-12

Associated Activity #s: [T22SE00012](#), [DP22-0001](#)

Tucson Water – 26th St – Well Improvement

[9434 E 26TH ST](#), Parcel # [136072810](#), R-1 Zoning

Special Exception Request

Action Taken

Staff introduced the case and the applicant presented the project to the DRB, providing the following clarifications in respond to questions posed by the DRB:

- a) Landscape plans indicate 6-inch throughout for water harvesting; development package and construction plans will include water harvesting basin details to ensure installation is done correctly;
- b) Tucson Water will be informed that passive water collection and solar panels should be attempted on each well site; the Planning Center is currently working on developing design guidelines to help facilitate the improvement of well sites, including maintenance schedule for landscaping; and
- c) New vinyl slats will be of the same color as it currently exists on site; Tucson Water has indicated they are starting to look at green slats or other colors, based on feedback being received from neighbors, including the potential of painting murals, like the Hawthorne site already reviewed by the DRB.

Motion was made by DRB Member Bright to recommend to the PSDS Director approval, finding the project in compliance with the design standards in UDC Section 4.9.11.A.8. The motion was duly seconded by Member Kappler. Motion was passed by a roll call of 4 to 2, with DRB members Clement and Dickinson voting nay, indicating applicant needs to provide the DRB with water harvesting basin details.

6. Case # DRB-22-04 / SE-22-13

Associated Activity #s: [T22SE00013](#), [DP21-0322](#), [T21CM07969](#)

Tucson Water – Camino Pío Décimo – Well Improvement

[2244 N CAMINO PIO DECIMO](#), Parcel # [13312070B](#), R-3 Zoning

Special Exception Request

Action Taken

Staff introduced the case and the applicant presented the project to the DRB, providing the following

clarifications in respond to questions posed by the DRB:

- a) New shade structure will be at the same height as the current shade structure;
- b) Tucson Water will be informed that solar panels could be installed; and
- c) Gates will be slated.

Motion was made by Member Clement to recommend to the PDSO Director approval, finding the project in compliance with the design standards in UDC Section 4.9.11.A.8. The motion was duly seconded by Member Kappler. Motion passed by a voice vote of 6-0. Motion passed unanimously.

7. Case # DRB-22-05 / SE-22-14

Associated Activity #s: [T22SE00014](#), [DP21-0347](#), [T21CM08367](#)

Tucson Water – Colette St – Well Improvement

[8650 E COLETTE ST](#), Parcel # [133250180](#), R-3 Zoning

Special Exception Request

Action Taken

Applicant presented the project to the DRB, providing the following clarifications in respond to questions posed by the DRB:

- a) Landscape plan’s gray shaded area indicates the required width of the landscape area, as week as landscape recess of 6 inches for water harvesting;
- b) Details for the water harvesting system, including water harvesting basins, will be fully illustrated on the development package; landscape water harvesting basins will be installed wherever they are required per code.

Staff indicated staff can explore with landscape reviewer and PDSO inspectors to determine how inspections of installed landscape materials are performed per the plans approved and inform the DRB at a later meeting.

Motion was made by DRB Member Bright to recommend to the PDSO Director approval, finding the project in compliance with the design standards in UDC Section 4.9.11.A.8. The motion was duly seconded by Member Dickinson. Motion was passed by a roll call of 5 to 1, with DRB member Clement voting nay, indicating applicant needs to provide the DRB with water harvesting basin details.

8. Call to the Audience

No speakers.

9. Staff Announcements

Informational

Staff welcomed Ms. Schau to the DRB and informed the DRB of the upcoming case in need of review for the conversion of a single-family residence to office use in the O-1 zone. Also, staff reminded the DRB of the pending overview of the Sunshine Mile District overlay to the DRB.

10. Adjournment

Meeting adjourned at 9:19 AM.