



P.O. Box 27210
Tucson, Arizona 85726-7210
Phone: (520) 791-4213
TDD: (520) 791-2639
Fax: (520) 791-4017

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, December 16, 2022, 7:30 a.m.

Location: Meeting was held virtually using Microsoft Teams

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|-------------------------------------|------------------------|
| 1. Call to Order / Roll Call | 7:32 AM |
| Paige Anthony | Absent |
| Rosemary Bright | Present |
| Caryl Clement | Present |
| Susannah Dickinson | Absent |
| Nathan Kappler | Present |
| Grace Schau | Present – arrived 7:52 |
| Chris Stebe | Present |
| Kristina Scholz | Present |
- (Grant Road Investment District [GRID] only, Neighborhood Associations)
- | | |
|---------------|---------|
| Rick Gonzalez | Present |
|---------------|---------|
- (GRID only, Design Professional)

A quorum was established.

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|---|---------------------|
| 2. Review and Approval of the 11/18/2022 LAR and Meeting Minutes | Action Taken |
|---|---------------------|
- Motion was made by Member Clement to approve the LAR and draft minutes of November 18, 2022. Motion was duly seconded by Member Bright. All in favor. Motion passed 4-0.
- 3. Call to the Audience**
No audience members present
- 4. Case # [SD-1122-00003](#) – Milagro on Oracle Affordable Senior Housing**
[2445 N Oracle Road,](#)
Parcel # [10709049C](#)
C-2 Zoning; [Grant Road Improvement District \(GRID\)](#), Oracle Center, Subcenter B GRID Review

Staff introduced the project and the applicant presented. The design professional gave the following

remarks about their review:

- a) GRID projects require retail use on the first floor of multi-story buildings. However commercial space on the first floor is not viable here and the space would serve better as a community gathering place for the residents, so that exception was seen as a reasonable alternative.

The applicant provided the following clarifications in response to DRB questions:

- a) The ground floor non-residential spaces include: Leasing office, fitness and community space for residents only;
- b) The palm trees may be reused onsite or may be relocated somewhere else;
- c) Buffelgrass remediation on the northwest side will be overseen by the new LLC owners; project team's landscape architect will take responsibility over buffelgrass remediation during construction;
- d) Will consult with project's landscape architect if grass is real or synthetic; either way this project is compliant with the City's water harvesting requirements;
- e) The space between the curb and façade is approximately 2' and is not enough room to comfortably fit a shade tree; will look again at planting shade trees where feasible along Oracle Road's right-of-way;
- f) Riprap is needed on the north side due to grade difference;
- g) LITHC projects require a remote smoking area and there will also be a small dog area;
- h) There are trash dumpsters and "community" trash bins; there will not be trash bins assigned to each apartment on the site; there are no trash chutes;
- i) The red architectural feature on east façade of new building serves as a railing for the patio and it provides shade to the community rooms; it's an effort to scale the building down along Oracle Road; the material is Kinar painted corrugated metal panels to provide texture and be compatible with the rhythm of the clay roofs; metal's color is heat-applied, easily power-washed, so it's graffiti-resistant; will keep exploring the idea of installing a mural or find other ways to break down the flatness of the feature; the design does not wrap around the building anymore;
- j) Will consult with the Department of Transportation and Mobility on the potential installation of a PELICON or HAWK crossing on Oracle Road to the bus stop across the street;
- k) Existing mural on the front of the "No-Tel Motel" by Jessica Gonzales will be kept in place and will be updated;
- l) The GRID allows a waiver for the loading zone, which isn't required in this project;
- m) The buildings on the south side include private patios for each apartment and there will be windows added to let in natural light and provide views; skylights will also be added.
- n) Interior floor to ceiling height per floor will be 11 feet; and
- o) Bicycle parking meets the requirements and is available on site.

Motion was made by DRB Member Clement to recommend to the PDSD director approval, with the following recommendations: 1) Applicant to explore the feasibility of a mural on the new building's lower-level architectural red panel facing Oracle Road; and 2) Applicant to explore the feasibility of installing shade trees along Oracle Road. The motion was duly seconded by GRID-DRB Member Scholz. Motion passed by a voice vote of 7-0. Motion passed unanimously.

5. Staff Announcements

Informational

- This is the last DRB meeting of the year. Staff expressed their gratitude and appreciation to DRB members for volunteering their time and sharing their expertise with applicants and staff;
- Staff clarified that GRID major review projects are reviewed by the GRID-DRB, where the Design

Professional and a representative of neighborhood associations are part of the GRID-DRB in addition to regular members of the DRB. The neighborhood association in which the project is located was invited, but no confirmation was received by staff;

- Staff will be sending the DRB annual report and attendance report to the Clerk's office and the DRB; and
- If there are cases requiring review, the next DRB meeting will be on January 13th, 2023.

6. Adjournment

Meeting adjourned at 8:55 AM.