



El Presidio Historic Zone Advisory Board  
Tuesday, December 5, 2023, at 6:00 PM  
Virtual Meeting

**Meeting Minutes/Legal Action Report**

**1. Call to Order/Roll Call**

Members present: Susan Aiken, Ilya Sloan, Alex Oberlick, Anita Rankin (Arrived at 6:56 PM), Drew Cook, Christopher Domin, Juhee Evans, and Halley Freitas. A quorum was established, and the meeting was called to order at 6:03 PM.

Guests present: Amy Hartman-Gordon, Chris Stebe, Stephen Addison, Jannie Cox, Guy Dobbins, Larry Lucero, and Greg Clark.

Staff present: Jodie Brown (PDSD)

**2. Approval of LAR/Minutes – October 26, 2023**

The Minutes/LAR for October 26, 2023, were approved with a vote of 7-0.

**3. Call to the Audience**

None.

**4. Vote on Meeting Format—Hybrid, In-Person, Virtual**

Sloan indicated that it is challenging not to have paper plans for cases that are complex.

A motion was made by Aiken and seconded Cook to continue with virtual meetings. The motion was approved with a vote of 7-0.

**5. Reviews**

*\*This item was heard out of order.*

**a. SD-1023-00013, 261-267 N Main Ave**

Reconstruct front porch.  
Full Review/Contributing Resource

*Ilya Sloan recused 8:04 PM and Drew Cook recused 8:03 PM*

The project was presented by Corky Poster of PPM.

The board members had a questions and comments about the project.

- Support moving eave in.
- How will the ledger be more robust?
  - Through wall supports like a sandwich with a ledger on the outside and interior plate will not be visible on the interior.
- Glad to see reuse of columns
  - Tricky demolition work, will need to be protected.

A motion was made by Domin to approve the project as presented. The motion was seconded by Rankin and recommended for approval with a vote by 6-0.

**b. TD-DEV-1123-00455, 200 N Court Avenue; TD-DEV-1123-00460, 101 N Stone Avenue; TD-DEV-1123-00461, 177 N Church Avenue; TD-DEV-1123-00462, 166 W Alameda; TD-DEV-1123-00463, 310 W . Alameda; TD-DEV-113-00464. 325 N Church Avenue**

This application is for the Rio Nuevo Activate El Presidio project.

Addresses/parcels listed are adjacent to project sites. The project uses low impact activation principals and the Tucson Shared Spaces Manual for the design. There are nine areas within the El Presidio neighborhood that are included in this project.

Full Review/Contributing Resource

The project was presented by Chris Stebe of Norris Design.

The board members had several questions and comments.

- Questions about the material and color of the benches, planters.
  - Terra cotta planters
  - Benches are backless and backed
- Will they be colored?
  - DTM has requirements—fiberglass
  - Benches are black.
- Helpful to see elevations. Plan to see what items look with the buildings.
- Bench seems attenuated. Plastic containers don't last.
- What is the light pole?
  - Custom light pole it would be a sleeve over the parking meters.
- No fixture on the pole?
  - No, they would be holding up string lighting.
- How do you get power to poles?
  - Pull it from another building.
- Irrigation on planters?
  - Watering would be done by the Downtown Partnership or adjacent properties.
- Logic of hierarchy of design?
  - Stemmed from outreach and Rio Nuevo Committee looked at what they wanted to achieve their goals to highlight around the commercial core. They contracted the Project for Public Spaces to look at activation. Then Norris built on that.
- Can you provide elevations of the buildings?

- Tried to create within a certain budget.
- How did you arrive at tree wrapping? There are existing lights in the neighborhood.
  - Three wrapping in only one location at the museum walk-through. Consistent with downtown partnership. Otherwise, only string lighting.
- At year three, there would be an evaluation?
  - This is very important aspect. It is continued participation. Opportunity to learn from the process.
- At the corners where the treatments will be repeated, the painted extension will be bollards and their colors and large planters, which is larger planter that change the streetscape. More concerned about bollards. Plastic planters are not appropriate. Perhaps a cement planter is a better option.
- Concerned about colors and astroturf-built items on Washington.
- What is the built-in seating?
  - Modular idea with decks built to curb height with shade sail, seating is flexible which will be pulled in at night and fixed tables.
- Color of shade structure?
  - TBD. Possibly tan or yellow.
- Reducing number of planters?
  - Maintenance and upkeep brought up previously and cost.
- Reason for the number of bollards?
  - Determined by ASHTO Standards.
- Why bollards at the sidewalk?
  - Shrinks road for pedestrians and traffic calming.
- Possibly do contour of road and sidewalk to show dimensions of street.
- Ever considered for trees to be permanent?

Cook made a motion to support the project with the following conditions:

- Regular maintenance plan (painting, replacement of bollards, what will be done and who will do it) with a 3-year evaluation of project;
- Consideration of other materials for the planters;
- Maintenance of plantings with scheduled examination of plantings and replacements as necessary; and
- Additional trees if possible.

The motion was seconded by Aiken and recommended for approval with a vote of 8-0.

## 5. Staff Updates—Information Only

None.

## 6. Adjournment

The meeting was adjourned at 8:23 PM.