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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, August 2, 2024, 7:30 a.m.

Location: Meeting was held virtually using Microsoft Teams

- | | |
|-------------------------------------|----------------|
| 1. Call to Order / Roll Call | 7:32 AM |
| Paige Anthony | Present |
| Rosemary Bright, Vice Chair | Present |
| Caryl Clement | Present |
| Grace Schau | Present |
| Chris Stebe, Chair | Present |

A quorum was established.

- | | |
|---|---------------------|
| 2. Review and Approval of the 3/22/2024 LAR and Meeting Minutes | Action Taken |
| The motion was made by DRB Member Schau to approve the LAR and draft minutes of March 22, 2024. The motion was duly seconded by DRB Chair Stebe. All in favor. Motion passed 5-0. | |

- 3. Call to the Audience**
No speakers present.

- 4. Bass Pro Shops**
Activity #: [TD-DEV-0424-00140](#)
Associated Activity #: [TC-COM-0624-01147](#)
Address: [1500 E TUCSON MARKETPLACE BL](#)
Parcel #: [132131290](#)
[PAD-15 Zoning \(the Bridges Planned Area Development\)](#)
Large Retail Establishment Design Standards Review

Action

The Applicant's Request:

The applicant, Benchmark Group, on behalf of the property owner, is proposing a new large retail establishment, general merchandise sales land use, on a 12.8-acre vacant lot, with 103,235 square feet of retail space and boat service center in a one-story, 60-foot high building. The project site is located within the boundaries of the Bridges Planned Area Development ([PAD-15](#)).

PAD-15 Design Review Committee (DRC) Review:

As required by the PAD-15, the proposal was reviewed by the PAD's Design Review Committee (DRC) on February 28, 2024, for compliance with the large retail establishment criteria specified in PAD-15 Section C.2.2.C.2. The DRC approved the project with the suggestion that the applicant examines the potential for an improved pedestrian linkage between the store and the existing hotel to the immediate west.

DRB Review:

On August 2, 2024 the DRB performed a formal review. The applicant provided the following clarifications in response to DRB questions:

- a) The plans provided to the DRB are the most updated set of plans from the Development Package, and currently working with City staff to address comments, including the 65-75% shade requirement;
- b) Proposed building height is 60 feet; will correct the 160-foot height currently being shown on plans;
- c) In the trash collection area, the gates that swing are wood; the wall coming off the building is 10 feet high with stucco finish and stone at the base, matching the main wall on the west side; will make sure plans show fully enclosed refuse collection area;
- d) Civil team is looking at the water harvesting, but would like to entertain any comments the DRB can provide in that regard; it is all storm draining, no on-site water storage/retention on site;
- e) Bass Pro is usually hesitant to block the view of the front of the building but there may be some opportunities to do some landscaping on either side of the building and bring out some of the elements; palms next to the building may be pulled off into the concrete area to provide more shade;
- f) It might be possible to find a middle ground with the tentative tree planting and the shade the DRB is wanting to see;
- g) Will consider pervious paving and the provision of landscaping next to humans;
- h) The 60-foot building height is in compliance with the PAD;
- i) Will bring to the attention of Bass Pro the DRB's recommendation on passive water harvesting; Bass Pro is fully committed to conservation in all aspects of planting and water conservation and will do their best to comply and to create the best environment in the context to the best of their capacities and abilities. Will take all comments seriously. Bass Pro is a company that is fully committed to conservation in general in architecture and landscape;
- j) Gathering area on the south side of the building is for bicycles and pedestrian to have some shade and an opportunity to rest or to stop for a minute in the area;
- k) The material for the unpaved bike path on the south side may be gravel, but will verify; will consider matching the materials of the adjacent sites in the PAD;
- l) There is no direct connection to Bass Pros from the bicycle path; and
- m) No food or beverage sales on site.

Staff provided the following clarifications in response to DRB questions:

- a) The DRB's purview is to review the project for compliance with use-specific standards listed in UDC Section 4.9.9.D.1. However, the DRB can also provide other recommendations to the PSDS Director;
- b) PAD-15 does specifically state that development applications within the Bridges PAD will not require a formal submittal of a rainwater harvesting plan per the City of Tucson's commercial

rainwater harvesting ordinance. So the project does not need to comply with the traditional rainwater harvesting ordinance that others need to meet outside of the PAD;

- c) The boat storage space is considered GFA for the large retail establishment; that is an item in the DRB's purview for outdoor sales display;
- d) The closest residentially zoned property is 1000 feet from the project site;
- e) The resubmittal of the Development Package is still under review.

A motion was made by DRB Chair Stebe to continue this case, requesting the applicant to return to the DRB with revised plans to address the design standards included in UDC sections [4.9.9.D.1.e](#) and .f, which include the re-evaluation of: a) Pedestrian flow around parking and access lanes; b) Connection of bike paths to community spaces; c) Quantitative analysis showing at least 65% shade for all walkways, paths and plazas areas; d) Plant palette to provide greater resiliency and context to local best management practices; and e) Water harvesting, impermeable services and grading to direct water to landscaped areas.

The motion was duly seconded by DRB Member Anthony. The motion passed by a voice vote of 5-0. The motion passed unanimously.

5. Staff Announcements

Informational

Mr. Kappler concluded his two terms as a member of the DRB and Ms. Dickinson decided to serve only one term. PDS is in search of another contractor and another registered architect and is kindly requesting the DRB to spread the word about the two vacancies. ; In search of another contractor and registered architect to be members of the DRB. Maria is requesting that the DRB members spread the word among their communities in the hopes of recruiting two new members. Several projects will need DRB review in the near future.

6. Adjournment

Meeting adjourned at 9:50 AM.