



**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/MEETING MINUTES
[SPECIAL MEETING]
Thursday, May 21, 2026
Virtual Meeting**

1. Call to Order/Roll Call

Meeting was called to order at 1:00 p.m. and quorum was confirmed.

Board Members in attendance (all virtual): John Burr (Chair), Stephen Grede, Stan Schuman (Vice Chair), Martha McClements, Jan Mulder, Maurice Roberts, and Matt Smith

Board Members Absent/Excused: Lynne Southerland

Staff in attendance (all virtual): Michael Taku and Jonathan Knighton-Wisor (Planning and Development Services Department [PDSD]); Blue Baldwin and Melinda Pittman (Storm to Shade Program, Tucson Water)

Guests in attendance (all virtual): None

2. Call to the Audience

No comments were received prior to the meeting.

Note: Full disclosure: Matt Smith disclosed that he had formerly worked at ARC Studios and is not a part of the current design team or this project.

**3. Storm to Shade Improvements at Armory Park
220 S 5th Ave (Parcel #117170600)**

Courtesy Review

Storm to Shade is the City of Tucson's green stormwater infrastructure program. Storm to Shade's Armory Park East GSI project was designed to capture stormwater runoff in basins and swales just east of the center and in the ROW. The two main goals of this project are to alleviate flooding near the center's entrance with the landscape improvements and to revegetate and beautify the landscape with native and low water use plants.

Staff Taku noted that this is an information and feedback presentation. Staff Knighton-Wisor introduced the presenters. Blue Baldwin [Program Coordinator] and Melinda Pittman [Program Manager] presented the project. Presenters explained the goals and activities of Storm to Shade. The presenters had previously presented to Historic Landscape Subcommittee (HLS). Questions were asked, points clarified, and discussion held.

Members of the APHZAB offered the following comments:

General comments:

John Burr

- Inquired about any alterations to the sidewalks.

- Response: No alterations envisaged.
- Is there an irrigation system? Prolonged periods of no rainfall has killed stormwater basin plantings in the past.
- Response: Policy change: all plantings now have active irrigation with adjustable timers, since there is no storage infrastructure in the project.
- Do you have access to equipment to turn on and off water?
- Response: Yes. There is a Memorandum of Understanding (MOU) to manage the system independently.
- Thank you for coming to the board for feedback.

Jan Mulder

- Is storm water runoff being captured in the ROW and connected to the one from the street?
- Response: Yes. No negative impact expected. There is too much water near the building that needs to be channeled away

Stan Shuman

- Captured water from the roof is sloping to the east. What happens to excess water during storms?
- Response: Overflow pipes lead water away from building. Previous blockages have been cleared.

Matt Smith

- Is all water collected from roof runoff or from the street?
- Response: Both. There are sediment traps for surface flow.

Martha McClements

- Any storage container for the water?
- Response: Besides basin structures, there are no storage facilities. Active storage is not earmarked in the program.
- Do you work with Parks and Recreations to take care of trees?
- Response: We work in conjunction with Parks staff.

Steve Grede:

- Based on on-site reviews, recommended planting ironwood instead of ocotillo on the northwest corner of the project area.
- Discussed the recommendations of HLS on this project.

Maurice Roberts

- As Commissioner for Parks & Recreation at Ward Office, offered his services as needed. Congratulated Tucson Water for the initiative.
- Response: Thank you.

Conclusion:

- The Chair, on behalf of the board, commended Tucson Water and the presenters for an organized presentation as well as reaching out for feedback.

No action was taken.

4. Call to the Board

None

Discussion

5. Staff Updates and Future Agenda Items

Informational

Staff Taku noted that Chair Burr and Vice Chair Schuman conducted a minor review at 245 S 4th Avenue for a new gate with an active zoning violation.

6. Adjournment

The meeting adjourned at 1:39 p.m.