



Downtown Infill Incentive District's Design Review Committee

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Legal Action Report – Meeting Minutes

Downtown Infill Incentive District Design Review Committee (IID-DRC)

Members of the IID-DRC held a meeting, which was open to the public on:

Date and Time: Thursday August 7, 2025, 2:00 PM

Location: Meeting was held virtually using Zoom

1. Call to Order / Roll Call

2:01 PM

Zach Baker, Downtown Tucson Partnership

Absent

Eric Barrett

Present

John Burr, Vice Chair

Present

Chris Gans, Chair

Present

Rick Gonzalez, Design Professional

Present

Robin Shambach

Present – Arrived at 2:14 PM

Bill Viner

Present

Quorum was established.

Staff Members Present:

Daniel Bursuck, María Gayosso, and Rick Saldate, Planning & Development Services

2. Approval of the 6/11/2025 Legal Action Report (LAR) and Meeting Minutes

Action Taken

Motion was made by IID-DRC Vice Chair Burr to approve the LAR and meeting minutes as presented. Motion seconded by IID-DRC Member Viner. No objections were noted. Motion passed by voice vote of 5-0.

3. [SD-0525-00076](#), Linda Apartments

Related Activity # [TD-DEV-0325-00070](#)

[115 S LINDA AV](#), Parcel # [116206340](#)

C-2 and C-3 zoning, Infill Incentive District (IID), Downtown Core Subdistrict (DCS)

Action Taken

Staff provided a background, the applicant presented the project, and the Design Professional provided a summary of his review. The applicant provided the following clarifications in response to the questions posed by the IID-DRC:

- a) Existing sidewalk is outside the property lines; changing location of sidewalk a little bit to provide more shade to pedestrians, and to create an entry plaza on the corner; will still provide the required width of sidewalk on both sides of the project.
- b) General understanding of the IPP is what the City asked us to do was to go through all the existing

IPPs that have been filed in this area, total those and total any available parking spaces, so basically there is a surplus of parking, approximately 900 spaces available. There's a surplus of 53 spaces, even accounting for any IPPs that are currently in review. No vacant land was part of the calculation of available parking. Every IPP that has been filed in these areas has considered available temporary parking. Our IPP does not rely upon a theoretical parking structure;

- c) Typical tenants would be young, around age 29, most of them single, with a salary of about \$39,000; they would be fresh out of school on their first job and most likely don't have a car; with those salaries, their ability to afford even an average studio apartment would be limited;
- d) Typically, we would have a small premium to park, it might be \$25 a month; a parking stall would be assigned, and tenants would get a parking permit from us; staff would probably use the streetcar;
- e) No underground parking is being proposed; the usual rent of an underground parking stall starts at \$150 per month, so instead of the project being a workforce housing project, it would become a luxury product;
- f) In the 20+ projects we have in other locations, we don't have tenants with two cars;
- g) There is no proposed elevator, it is two flights of stairs;
- h) Windows are in set two inches; they are not flushed;
- i) Project is fenced on all sides, but not opposed to providing an electronic gate at the entrance of the parking lot if Transportation allows it;
- j) Dumpster is in an enclosure with doors.

Staff provided the following clarifications:

- a) Public comment period for the IPP ended on 8/4/2025; staff received 5 comments opposing the project, expressing that concerns issued at the neighborhood meeting were not addressed in the IPP, that the applicant was assuming that private lots and future parking garage would be available, and general concerns about under parking in the Mercado District. A decision has not been reached yet by the PDSO director.
- b) The IID-DRC can provide comments regarding parking, as how the proposed parking may affect the surrounding area, but cannot make specific recommendations on the IPP;
- c) Public parking is available for everyone; there are new parking hours, from 8 AM to 7 PM, with a two-hour limit; five pay stations have been installed, and three additional stations will be installed by the end of this month;
- d) Park Tucson will engage in a Parking Study for this area, but do not know the timeline for its completion.

Motion was made by IID-DRC Vice Chair Burr to recommend to the PDSO Director approval, encouraging the PDSO Director to initiate a Parking Study of the area, as it appears parking may be maxed, including a survey of parking already allocated for existing development, before any future IPPs are performed in the area. The motion was duly seconded by IID-DRC Member Barrett. Motion was passed by a roll call of 5 to 1, with IID-DRC Chair Gans voting nay.

4. Call to the Audience

A representative of Mission District Partners indicated there are questionable density calculations for the West End, the Sentinel Plaza and other projects, and that there is no public parking garage in pre-

development or permitting. The representative also stated that none of the private property surrounding this project will allow parking for this project.

Also, a resident of the Menlo Park Neighborhood Association indicated: 1) There is no mixed-use present in this project and other projects, such as West End and Sentinel Plaza; 2) The local context is not entirely clear for this project; 3) The streetcar only runs 4 miles back and forth; 4) Tucson is not there yet on adopting more car-light lifestyles, because it is a very sprawled out, centric city; 5) The project could be more accessible for people with disabilities, who are the ones who rely on transit; and 6) Density is not just calculations per unit, but it is height; this project is only three stories high, while the Sentinel Plaza is six stories, the West End Station is four, and the Bautista is five stories high; we would prefer for this project to be taller and have more units.

5. IID-DRC Rules of Procedure

Action Taken

IID-DRC Vice Chair Burr indicated he had located his initial proposed revisions to the bylaws, to bring them up to date with current code and practices, and that he will email them to staff. IID-DRC Member Barrett indicated it would be a good idea to add a Planner or an Engineer as a member of the IID-DRC.

Motion was made by IID-DRC Vice Chair Burr to postpone the review of the revisions to the bylaws at the next meeting. The motion was seconded by IID-DRC Member Shambach. All in favor. Motion passed 6-0.

6. Future Agenda Items

Informational

Staff indicated the Congress Street Apartments submitted Design Package, are scheduled for review by the Tucson Pima County Historical Commission's Plans Review Subcommittee (PRS) on August 12, 2025.

7. Adjournment

Meeting adjourned at 3:33 PM.