



Architectural and Landscaping Review Committee — January 10th, 2024,
Via Zoom Platform at 3:00 P.M.

Committee Members Present: Dan Sturmon, Susan Wood, Sheryl Forte, Brent Woods, and Lynn Huebner.

Staff Present: Priscilla Harris, Assistant Manager from FirstService Residential

Guests Present: Ross Rulney, Owner of Rulney Development. Grace Schau, Sean Curtis, Burak Burkat, and Cade Shaw with A23 Designs. Rory Juneman, Attorney, with Lazarus & Silvyn, providing counsel for A23 Designs. Linda Morales, Kendra Potter, and Daniel Bradshaw with The Planning Center.

I. Call to Order

The Meeting was called to order at 3:04 PM.

II. Adopt Agenda

A motion to amend the agenda to include the updated signage for Pima Eye at Innovation Corporate Center was made by Susan Wood and seconded by Sheryl Forte. Motion carried unanimously.

III. Approval of December 13, 2023, Minutes

A motion to approve the December minutes was made by Sheryl Forte and seconded by Susan Wood. Motion carried unanimously.

IV. Approval of the December Consent Agenda

A motion to approve the December consent agenda was made by Susan Wood and seconded by Sheryl Forte. Motion carried unanimously.

V. Guest Forum

Guests were invited to speak and advised of the three-minute time limit. No guests made a request to speak.

VIII. Parks & Landscaping Committee Update

Susan Wood, Chair of the Parks & Landscaping committee, provide an update from the 12/14/2023 meeting, the January meeting is rescheduled for 1/11/2024.

The Committee recommended a bid for tree removal to the VCA Board at 700 W Regulation Dr.

The Committee reviewed a request for maintenance at Moore Loop Dog Park

where ruts are present; AAA was directed to obtain information on the ruts to confirm

responsibility for repairs. Sunset Ridge entry light repairs will be assessed. The Committee

recommended a bid for tree stump removal along Woodburne Ave. The Committee reviewed

Park Rules & Regulations, and their recommendations have been submitted to the Gov Docs

Committee for review. The Committee recommended a tree removal at 13254 N Woosnam

Way causing pavers to lift and canopy encroachment. Three trees lost along Woodburne Ave,

across from the Wildlife Ridge Park entrance due to vehicle damage. Bids for tree replacement are pending.

IX. 12413 N Copper Queen Way – Pergola

A motion to deny the pergola request at 12413 N Copper Queen Way was made by Sheryl Forte and seconded by Dan Sturmon. Motion carried unanimously.

X. Pima Eye – Innovation Corporate Center

A motion to recommend the updated signage at Pima Eye located inside the Innovation Corporate Center, as submitted with the stipulation that all permits shall be obtained by the Town of Oro Valley before the project commences to the VCA Board of Directors, was made by Brent Woods and seconded by Susan Wood. Motion carried.

XI. A23 Designs – The Gateway at Preserve Vistoso

The committee discussed the residential, common area, and landscaping designs presented. A23 advised that their request to build is still pending further review from the Planning & Zoning Commission.

- Typical Building A is a 16-unit building with private exterior space for each unit. The floor plate is 9,856 SF and 30' in height. There are three instances of Building A on-site.
- Typical Building B is a 20-unit building with private exterior space for each unit. The floor plate is 13,800 SF and 30' in height. There are three instances of Building B on site.
- Typical Building C is a 24-unit building with private exterior space for each unit. The floor plate is 15,360 SF and 30' in height. There is one instance of Building C onsite.
- The Clubhouse is 2,025 SF and consists of the complex's leasing function and the amenity space for residents, including a media room, gym, pool access and facilities.
- Parking is presented in the original DP, with minor stall/island layout changes.
- Covered parking will be offered for each unit. Covered parking space designs are pending. Representatives advised that the design be minimalistic, like cluster carport designs in Rancho Vistoso.
- There will be six electric vehicle charging stations.
- Parapet heights thoroughly screen all mechanical roof equipment. Refuse containers are completely enclosed, with 3 sides constructed of the same block in the apartment buildings and side walls.
- All site utilities are routed underground and arrive at each building in a small utility room.
- Two stories with a total height of 30'
- A recreation and vista area will be included, overseeing the Vistoso Trails Nature Preserve.
- The recreation area was moved to the back of the lot.
- Seven buildings ranging from 16 units to 24 units, with private exterior space for each unit.
- Solar panels are not anticipated for use.
- Dog run included, shall be walled and screened from streets and neighboring properties.

A23 updated the exterior color palette to neutral tones in line with the VCA Master Paint

Palette—three color schemes shall be used. The trim colors shall be more defined in line with neighboring developments. The rooftop was redesigned with parapets with hip clay tile roofs over groupings of two or four units, reducing the overall building mass. The total height was reduced to 30' to meet the VCA Builders Guidelines. As well as provide a detailed plant list. The committee requested all lighting for Gateway at Vistoso Preserve be Dark Sky Compliant.

The upper floor open steel rails were removed and match the enclosed balcony design on the first floor or to mimic the second floor with weep holes to accommodate drainage. The window pop-outs were updated to be located on top of the windows on all floors; footer pop-outs were removed from the bottom floor windows. The Committee reviewed the landscape plant list supplied A23 with plants per TOV and Natural Plant Preservation recommendations. The Committee requested that A23 provide specs and info on lighting including design specs and lumens. The committee reviewed the hydroseeding blend, found on the Arizona Native Plant list. The committee reviewed the updated roof plan with unit locations and dashes to indicate mechanical screening. A23 representative advised the committee of measures taken for native plant preservation and specified which plants are being removed and where they intend to be relocated. The frontage landscape shall match the existing landscaping on Vistoso Highlands Dr. The Planning Center representatives advised of measures taken to add additional drainage at the southern wall. Pet waste pick-up stations shall be provided. The committee requested an artificial turf area for a dog run and sufficient pet waste stations for the anticipated population. The committee reviewed the traffic study results for the Vistoso Highlands entry. The committee requested that A23 supply an updated marquee entry design with lighting specs, onsite lighting specs, and covered parking designs and lighting. *A motion to recommend the elevation and landscape plans for the Gateway at Preserve Vistoso, as submitted with the stipulation that lighting plans, marquee entry design, covered parking designs and any other design element pending ALRC review shall be submitted before any work commences. All permits and approvals shall be obtained by the Town of Oro Valley before the project commences to the VCA Board of Directors, was made by Brent Woods, and seconded by Susan Wood. Motion carried.*

XII. Adjournment

With no further business, the committee motioned to adjourn at approximately 4:24 PM. Motion carried unanimously. The next meeting is scheduled for February 14th, 2024, at 3:00 PM.