

# **DESIGN REVIEW BOARD**

Friday, March 13, 2015 - 7:30 a.m.

## **AGENDA**

**Public Works Building, 3rd Floor North Conference Room**

**201 North Stone Avenue**

**Tucson, Arizona**

### **STUDY SESSION**

#### **Call to order**

#### **Roll call of DRB members**

Bruce Dawson (Chair)

Eric Barrett (Vice Chair)

Jennifer Patton

Page Repp

Robert Page

Mike Anglin

#### **Election of Officers**

#### **Approval of minutes from December 19, 2014**

#### **NEW CASES:**

#### **RND-15-04 PLAYGROUND/HUB INSTALLATION OF STEEL PATIO AWNINGS, 268/270/278 EAST CONGRESS, OCR-2 [DRB-15-01; HPZ-15-15]**

The applicant's project is located within the Rio Nuevo and Downtown (RND) Overlay Zone, and is zoned OCR-2 "Office Commercial Residential". The applicant proposes minor revisions to the approved Playground/Hub plans. The proposed project is the installation of four (4) steel patio awnings at the south/rear facing the parking lot at the Playground/Hub building. The awnings will be located at the rear access of: (1) Hub restaurant; (2) kitchen; (3) restroom; and (4) Playground on the southeast corner of building. These installations are intended to push the rain water further out and assist in directing it to the storm drain. Thus, the runoff will be able to tie into the Pima County Wastewater line directly without the tank.

Tucson Unified Development Code (UDC) Sections applicable to the project include, but are not limited to, Section 2.2.6.C.14 which states that the DRB reviews for recommendation, all proposed development in the Rio Nuevo and Downtown Overlay Zone (RND), as provided in Section 5.11.8. In formulating its recommendation, the DRB shall apply the design standards in Sections 5.11.4, *Building Design Standards*, 5.11.5, *Site Design Standards*, and 5.11.6, *General Restrictions*.

#### **The Applicant's Request**

The applicant is requesting a review of the proposed installation of four (4) steel patio awnings at the south façade for compatibility with Rio Nuevo and Downtown Zone design criteria.

**THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE BUILDING DESIGN STANDARDS SET FORTH IN UDC SECTION 5.11.4 A-O AND SITE DESIGN STANDARDS IN SECTION 5.11.5 (SEE ATTACHMENT 'A'); AND SUBJECT TO THE FOLLOWING CONDITION(S).**

#### **RND-15-05 GIBSON COURT: HIGHWIRE LOUNGE TENANT IMPROVEMENT, 14 SOUTH ARIZONA AVENUE, OCR-2 [DRB-15-02]**

The applicant's project is located within the Rio Nuevo and Downtown (RND) Overlay Zone, and is zoned OCR-2 "Office Commercial Residential". The applicant proposes minor revisions to the approved Gibson Court plans, which included Gibson Market; Courtyard, Common Restrooms; and Future

Tenant Spaces. This proposal is for a 750 square foot bar for high wire Lounge. The project is to reduce the size of the openings for the approved two large roll up doors on the south elevation. The benefits of this reduction are to provide less glazing, reduce heat gain and limit the size of mechanical equipment to cool the space when roll up doors are opened during business hours.

Tucson Unified Development Code (UDC) Sections applicable to the project include, but are not limited to, Section 2.2.6.C.14 which states that the DRB reviews for recommendation, all proposed development in the Rio Nuevo and Downtown Overlay Zone (RND), as provided in Section 5.11.8. In formulating its recommendation, the DRB shall apply the design standards in Sections 5.11.4, *Building Design Standards*, 5.11.5, *Site Design Standards*, and 5.11.6, *General Restrictions*.

**The Applicant's Request**

The applicant is requesting a review of the proposed reduction in the size of the two large roll up doors on the south elevation and the proposed high wire lounge tenant improvement at the Gibson Court for compatibility with Rio Nuevo and Downtown Zone design criteria.

**THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE BUILDING DESIGN STANDARDS SET FORTH IN UDC SECTION 5.11.4 A-O AND SITE DESIGN STANDARDS IN SECTION 5.11.5 (SEE ATTACHMENT 'A'). AND SUBJECT TO THE FOLLOWING CONDITION(S).**

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**Call to the Audience**

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**Adjourn**

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If you have any questions concerning this DRB meeting, please contact Michael Taku at 837-4963.  
S: zoning administration/drb/031315agenda.doc

## **ATTACHMENT A: RND DESIGN CRITERIA**

Development within the RND is required to comply with the following building design standards. Compliance with these standards will ensure that development complies with the design principles set forth in UDC Section 5.11.1.B. Please describe how the project complies with each of the following:

### **5.11.4 BUILDING DESIGN STANDARDS**

- A. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long-range plans should be consulted for guidance as to appropriate heights;
- B. All new construction shall maintain the prevailing setback existing within its development zone;
- C. All new construction shall provide scale-defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies;
- D. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features;
- E. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades;
- F. Building façade design shall include pedestrian-scaled, down-shielded, and glare controlled exterior building and window lighting;
- G. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies;
- H. Modifications to the exterior of historic buildings shall complement the overall historic context of the Downtown and respect the architectural integrity of the historic façade;
- I. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare;
- J. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided;
- K. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation, where permitted by the City of Tucson;

- L. Colors may conform to the overall color palette and context of the Downtown area or subarea or may be used expressly to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal;
- M. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area or subarea;
- N. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building; and,
- O. Primary public entries shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas.

**5.11.5 SITE DESIGN STANDARDS**

- A. Circulation and Parking including street hierarchy, pedestrian pathways, vehicular circulation and parking, and pavement of sidewalks, crosswalks and streets.
- B. Plazas and Open Space including plazas and pedestrian nodes view shed corridors, and linkages (physical and visual).
- C. Streetscape including public art, seating and furnishings, and lighting and utilities.
- D. Signage including Downtown destination signage.

Resource Conservation including energy conservation and sustainable energy standard.