

COT DESIGN REVIEW BOARD
Friday, March 13, 2015 - 7:30 a.m.

APPROVED MINUTES

Public Works Building Planning & Development Services, 3rd Floor North Conference Room
201 North Stone Avenue
Tucson, Arizona

Call to order: 7:35 am

Members Present

Bruce Dawson (Chair)
Eric Barrett (Vice Chair)
Robert Page
Jennifer Patton

Members Absent

Page Repp

Staff Present (PDSD)

Michael Taku
Priscilla Ibarra

Election of Officers: Motion made by Eric Barrett to postpone election of officers until the full Board is present. Motion Seconded by Robert Page. Vote: 4-0

Approval of minutes from December 19, 2014

Motion to approve minutes from December 19, 2014.
Motion: Robert Page
Second: Jennifer Patton
Vote: 4-0

Applicant- Attendees

Tyler Stout, Architect, FORSarchitecture + interiors-245 East Congress, Suite 135, Tucson, AZ 85701
Andrew Hesse, Architect, RAHarchitecture-2102 North Country Club Road, Suite 09, Tucson, AZ 85716.

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, FINDING THE PROJECT 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).

No Condition

Motion: Robert Page

Second: Eric Barrett

Vote: 4-0

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, FINDING THE PROJECT 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).

(1) Approval for Building Façade ONLY.

(2) Prior to future Tenant Improvement approval, owner to resubmit the overall Courtyard design to DRB for review.

Motion: Eric Barrett

Second: Robert Page

Vote: 4-0

Call to the Audience

No one in the audience to speak

Adjourn: 8:15 am

If you have any questions concerning this DRB meeting, please contact Michael Taku at 837-4963.

S: zoning administration/drb/03132015min.doc