DESIGN REVIEW BOARD

Friday, June 19, 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
Jennifer Patton	Page Repp
Robert Page (Vice Chair)	Mike Anglin

Approval of minutes from May 1, 2015

NEW CASES:

RND-15-11 JOHNNY GIBSON'S COURTYARD MASTER PLAN: PROPOSED AND EXISTING REVISIONS TO APPROVED PLAN, 11 SOUTH 6TH AVENUE, OCR-2 [DRB-15-08]

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 was requested by the Board to submit plans depicting the changes to the overall Courtyard [RND-15-05 and DRB-15-02] prior to any future Tenant Improvement review and recommendation. The Board considers the Tenant Improvements involving exterior changes as compromising the intent of the approved master plan for the whole Courtyard and façade improvement that may include but not limited to: community open space, pedestrian circulation, architectural articulation, sensitivity, integrity, and elements, or details, and historic façade.

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 and existing changes to the approved Gibson Courtyard master plan and storefront alterations 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 CONDITIONS.

DRB-15-09 THE SHOPPES AT IRVINGTON REMODEL AND EXPANSION, 702 WEST IRVINGTON ROAD, C-2 [DDO-15-48]

The applicant's project is the former Suzuki Motors automotive dealership comprising Building B, 3,120 SF on west Irvington Road and is zoned C-2 "Commercial". The applicant proposes to re-purpose, remodel and expand the existing sales and service site/facility that was a severe blight and crime magnet to a neighborhood retail center. The project includes construction of three new buildings (Building A, 1,150 SF; Building C, 3,282 SF and Building D, 1,900SF) and associated parking. The proposed neighborhood retail center requires full code compliance with *Unified Development Code (UDC)* regulations applicable to new construction. The applicant is seeking zoning approval to allow street landscape border substitutions.

Tucson *UDC* Sections applicable to the project include, but are not limited to Section 4.7.21 which provides the design criteria applicable to residential and commercial development in the C-2 zone, Sections 7.6.4 and 7.6.5 which provide the landscape screening requirements and Sections 2.2.6.C and 3.11.1.B.3 which provide the DDO regulations applicable to this landscape substitution request.

The Applicant's Design Development Option (DDO) Substitution Requests:

The applicant proposes the following substitutions:

(1) In lieu of ten (10') foot wide street landscape border along the entire Irvington Road street frontage, provide a seven (7') foot wide street landscape border for a total of approximately four hundred thirty two (432') linear feet along the west portion of Irvington Road street frontage as shown and noted on the landscape plan.
(2) In lieu of ten (10') foot wide street landscape border along the entire Irvington Road street frontage, provide a (13.7') foot wide street landscape border for a total of approximately four hundred thirty two (432') linear feet along the east portion of Irvington Road street frontage as shown and noted on the landscape plan.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE PROPOSED DESIGN DEVELOPMENT OPTION AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE CRITERIA ESTABLISHED IN UDC SECTION 3.11.1.D.1 AND 3 (SEE ATTACHMENT 'B'); AND SUBJECT TO THE FOLLOWING CONDITIONS.

RND PRE-APPS

Call to the Audience

Adjourn

If you have any questions concerning this DRB meeting, please contact Michael Taku at 837-4963.
S: zoning administration/drb/061915agenda.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.

ATTACHMENT B: DDO FOR LANDSCAPE & SCREENING SUBSTITUTIONS

UDC SECTION 3.11.1.C For landscaping and screening modification requests as provided in Section 3.11.1.B.3, the Design Review Board shall review the request and make a recommendation prior to a decision by the PDSD Director.

SECTION 3.11.1.D.1 "GENERAL FINDINGS FOR DDO"

For all modification requests, the PDSD Director may approve a DDO request only if the request meets all of the following findings:

a. Is not a request previously denied as a variance;

b. Does not modify a conditional requirement or finding to determine whether the use should be allowed in the zone;

c. Is not to a condition of approval for a rezoning or Special Exception Land Use application;

d. Does not modify a requirement of an overlay zone, such as, but not limited to, Scenic Corridor, Environmental Resource, Major Streets and Routes Setback, or Airport Environs;

e. Does not result in deletion or waiver of a UDC requirement;

f. The modification applies to property that cannot be developed in conformity with the provisions of this Chapter due to physical circumstances or conditions of the property, such as irregular shape, narrowness of lot, exceptional topographic conditions, or location.

g. Does not create a situation where proposed development substantially reduces the amount of privacy that would be enjoyed by nearby residents any more than would be available if the development was built without the modification;

h. Does not create a situation where proposed development will block visibility within the required visibility triangle on adjoining streets for either vehicular or pedestrian traffic;

i. Does not create a situation where the proposed development will cause objectionable noise, odors, trespass lighting, or similar adverse impacts adjacent properties or development; and

j. Does not create a situation where the development will result in an increase in the number of residential dwelling units or the square footage of nonresidential buildings greater than would occur if the development was built without the modification.

SECTION 3.11.1.D.3 "SPECIFIC FINDING FOR SCREENING MODIFICATION REQUESTS"

For screening modifications, in addition to the findings in Section 3.11.1.D.1, the PDSD Director shall make a finding that the modification does not lower the height of a required screening device to a point where it does not accomplish its purpose.