

COT DESIGN REVIEW BOARD
Friday, May 1, 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
Robert Page
(Vice Chair)
Mike Anglin

Members Absent

Page Repp, Jr

Staff Present (PDSD)

Michael Taku
Priscilla Ibarra

Approval of minutes from April 17, 2015

Motion to approve minutes from April 17, 2015.
Motion: Robert Page
Second: Mike Anglin
Vote: 5-0

Applicant- Attendees

Jeff Hunt , Architect, Cypress Civil Development-2102 North Country Club Road, Tucson, AZ 85716

CONTINUED CASE:

RND-15-07 GJX ADMINISTRATION BUILDING, 198 SOUTH GRANADA AVENUE, C-3 [DRB-15-03]

The applicant's project is located within the Rio Nuevo and Downtown (RND) Overlay Zone, and is zoned C-3 " Commercial". The applicant proposes construction of a new 15,000+ s.f. administration building to be used as an entry building to a future Exhibition Hall (Gem Show) and other venues. It is a single story with an interior mezzanine. It has a covered drive-through (passenger drop-off) area that will attempt to connect with the pedestrian area/walkway along Grenada Avenue. This application was reviewed by DRB on 03/20/2015 and recommended continuance.

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 DRB requested applicant to return with plans on (a) shade study; (b) landscaping with plants palette; and (c) pedestrian circulation. The applicant is requesting a review of the proposed administration building with modification from UDC 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).

At the request of the applicant through staff, case is CONTINUED. No discussion by the Board.

NEW CASE:

RND-15-10 THE HISTORIC MANNING HOUSE EXPANSION: NEW 3-STORY BUILDING WITH A PARKING LOT AND LANDSCAPING, 450 WEST PASEO REDONDO, PAD-2 [DRB-15-07]

The applicant's project is located within the Rio Nuevo and Downtown (RND) Overlay Zone, and is zoned PAD-2 "Planned Area Development". This applicant's project is an expansion of the historic Manning House campus. This project consists of the construction of a new 36,000 SF, 3-story office building. The building will be surrounded by a surface parking lot to be installed at a pedestrian and street level scale to the west. The project looks forward to implementing landscape elements that improve the pedestrian experience in the parking area to the east and north. The project intends to build upon the history present at the Manning House building. The project is bounded to the west by Interstate 10 and sits much lower than the Interstate at this location.

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 new 3-story building with a parking lot and landscaping 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) Pedestrian sidewalks to be constructed (northwest side of the proposed building site) are to be in compliance with shade study per UDC Section 5.11.5.A.2; and
- 2) Provide trees in the vehicular use area (parking lot) per UDC Section 7.6.4.B requirements

Motion: Jennifer Patton
Second: Robert Page
Vote: 4-0

For the record, Eric Barrett recused from the case.

RND PRE APPS:

Future items include: (1) Gibson Court revised plans

Call to the Audience

No one in the audience to speak

Adjourn: 8:30 am

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