DESIGN REVIEW BOARD

***Friday, April 15, 2016* - 7:30 a.m.**
REVISED AGENDA
Public Works Building, 3rd Floor Conference Room
201 North Stone Avenue
Tucson, Arizona

STUDY SESSION

Call to order

Roll call of DRB members

Robert Page (Chair)
Eric Barrett
Mike Anglin (Vice Chair)
David Marhefka

Approval of minutes from April 1, 2016

NEW CASES:

RND-16-08 AC HOTEL BROADWAY -NEW CONSTRUCTION [*MINOR REVISION TO PREVIOUSLY APPROVED PLAN}; HOTEL ACCOMODATION; MIXED USE RETAIL; RESTAURANT AND PARKING [*MINOR REVISION TO PREVIOUSLY APPROVED PLAN], 151 EAST BROADWAY BOULEVARD, OCR-2 [DRB-16-08]

The applicant's project is located within the Rio Nuevo Area (RNA) Overlay Zone, and is zoned OCR-2 "Office Commercial Residential". This proposal was reviewed and recommended for approval by DRB in Case RND-14-21 in 2014 for a new hotel with lodging, parking and hotel related operations and mixed use and retail or restaurant tenant spaces on the ground level. In addition, the applicant requested PDSD to allow modification and encourage redevelopment per Code Section 5.11.9 Modification of Development Regulations (MDR) and Section 5.12.1 Downtown Area Infill Incentive District (IID). The project was presented to the DRB and in the original Development Package as being seven stories tall with three floors of parking. Currently, the building is proposed to be 8-stories tall with four floors of parking. Marriott has provided the "official" project name which is now "AC Hotel Tucson", which has changed from the "AC Hotel Broadway" shown on the previous submittal. The DRB recommended approval with conditions on tree size and screening of parking from public view. These conditions have been addressed in these minor revisions.

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 Area (RNA), as provided in Section 5.12.7. In formulating its recommendation, the DRB shall apply the design standards in Sections 5.12.7.C, *Building Design Standards and* 5.12.7.D *Site Design Standards*.

The Applicant's Request

The applicant is requesting a review of the proposed minor revisions to the previously approved new hotel with associated uses 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 5.12.7.C 1-15 AND SITE DESIGN STANDARDS IN SECTION 5.12.7.D (SEE ATTACHMENT 'A').

RND-16-09 ROMAN CATHOLIC DIOCESE OF TUCSON CATHEDRAL COMPLEX-PARISH HALL AND HISTORIC WALL: DEMOLITION AND REPLACEMENT PLAN, 192 SOUTH STONE AVENUE, C-3 [DRB-16-09]

The applicant's 12,072 square foot lot is the site of St. Augustine Cathedral Complex on Stone Avenue located within the Rio Nuevo Area (RNA) Overlay Zone, and is zoned C-3 "Commercial". The Cathedral Complex contains four structures listed on the National Register of Historic Places. These structures are: Our Lady's Chapel (1915); Parish Hall (1915); Historic Site Wall (1915); and, Marist College (1915). The Our Lady's Chapel is currently under renovations to bring it to its original as built configuration It was reviewed and recommended for approval by DRB in Case RND-15-16 and DRB-15-13 in 2015 . The Marist College will be restored by the Foundation for Senior Living (FSL) as an adaptive reuse project, turning the basement into a community center and the upper floors into affordable senior housing.

At issue is the replacement plan for demolition of the Parish Hall and part of the historic wall along Ochoa Street. The Ochoa Street is proposed from a two-way street to a pedestrian friendly path with shade, landscape and hardscape to create a linkage between TCC, nearby properties and Scott Avenue. The current Parish Hall is too small to meet the needs of an ever increasing Parish membership, the Diocese and the Downtown community. The east and south elevations are proposed to be demolished to allow a larger new facility to be built. The new facility will be 4 stories to house Diocese and Parish Offices, provide a 500 seat banquet hall and conference center, gift shop and retail/coffee shop. Additionally, a new 300-car garage is being proposed.

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 Area (RNA), as provided in Section 5.12.7. In formulating its recommendation, the DRB shall apply the design standards in Sections 5.12.7.C, *Building Design Standards and* 5.12.7.D *Site Design Standards*.

The Applicant's Request
The applicant is requesting review of the proposed replacement plan comprising a new 4-story building, new 300-car garage and historic Wall 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 5.12.7.C 1-15 AND SITE DESIGN STANDARDS IN SECTION 5.12.7.D (SEE ATTACHMENT 'A').

RND PRE-APPS
The purpose of the pre-application portion of the meeting is to allow potential Rio Nuevo Area (RNA) applicants an opportunity for non-deliberative discussion with the DRB about the project and the RNA process, prior to actual submittal of the application.

Call to the Audience

Adjourn

If you have any questions concerning this DRB meeting, please contact Michael Taku at 837-4963.
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ATTACHMENT A: RNA DESIGN CRITERIA

Development within the RNA 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 5.12.7 Please describe how the project complies with each of the following:

5.12.7. C **Building Design Standards**

1. 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 pursuant to Section 5.12.8.B, *Development Transition Standards*. 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;
2. All new construction must be consistent with the prevailing setback existing within its development zone except that the PDSD Director may approve a different setback than the prevailing setback upon a written finding during the review process that a different setback is warranted by site conditions or applicable development design goals consistent with Section 5.12.1, *Purpose*, and the proposed setback will not be incompatible with adjacent properties, as defined in Section 11.4.2.A;
3. 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;
4. 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;
5. 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;
6. Building façade design shall include pedestrian-scaled, down-shielded, and glare controlled exterior building and window lighting;
7. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies;
8. 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;
9. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare;
10. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided;

11. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structure or vegetation, where permitted by the City ;

12. Colors may conform to the overall color palette and context of the Downtown area or may be used expressively 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;

13. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area;

14. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building; and,

15. 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.

5.12.7. D **Site Design Standards**

1. Vehicular Circulation

a. All parking area access lanes (PAALs)adjacent to buildings shall have pedestrian circulation paths between the PAAL and the building, with a minimum width of six feet.

b. The locations of all points of vehicular ingress and egress shall be perpendicular to the intersecting street. Points of ingress and egress points shall be designed to minimize vehicular/pedestrian and vehicular/bicycle conflicts. Adequate storage for vehicular queuing at parking facilities shall be contained on site. Right turn bays are strongly discouraged. Points of ingress and egress shall be minimized wherever possible. Additional temporary ingress and egress locations may be permitted for parking structures when occasional high peak period traffic flows (i.e., parking facilities for event venues) are anticipated.

2. **Parking**

a. General Parking standards are listed in Section 7.4. Some properties in the RNA may also be located in the Downtown Parking District, which allows a reduction in the number of parking spaces as provided in Section 7.4.5.B.

b. Screening of Parking All new parking shall be designed so that vehicles are not visible from the adjoining street level, through incorporation of pedestrian arcades, occupied space, or display space.

c. Employee Parking Employee parking for all uses should be provided at remote locations in order to maximize the availability of space for development .

3. **Plazas and Open Space**

The fundamental objective of the design standards in this Section 5.12.7.D.3 is to encourage public and private investments to enhance the character and function of Downtown's pedestrian environment.

a. **Plazas and Pedestrian Nodes**

Five percent of the gross floor area of new construction shall be provided in public plazas or courtyards. Open space plazas, courtyards, and patios are landscaped outdoor areas designed to accommodate multiple uses, from large gatherings of the people for performing arts to smaller gatherings. The plazas and courtyards will be one of the ways that spaces and uses can be linked. The requirement of this section may be waived or reduced by the PDSD Director upon a written finding during the review process that the development enhances the downtown pedestrian environment even with a smaller percent or elimination of the requirement.

b. **View shed Corridors**

Views of all historic properties and all natural elements surrounding the Downtown should be considered during design. Plazas, courtyards, and open spaces shall be sited to include views to other public spaces, where feasible.

c. **Linkages (Physical and Visual)**

Neighborhood linkages shall be maintained throughout Downtown.

4. **Streetscape**

a. Streetscapes must be consistent with the Streetscape Design Policy. In streetscape design, priority is given to pedestrians.

b. **Shade**

Shade shall be provided for at least 50 percent of all sidewalks and pedestrian pathways as measured at 2:00 p.m. on June 21 when the sun is 82° above the horizon (based on 32°N Latitude). Shade may be provided by arcades, canopies, or shade structures, provided they and their location and design characteristics are compatible with the prevailing and design context of the street and the architectural integrity of the building. Deciduous trees, as proposed in the Downtown Comprehensive Street Tree Plan, are encouraged to supplement existing evergreen trees. The use of plantings and shade structures in the City right-of-way are permitted to meet this standard with the approval of the Department of Transportation. The shade provided by a building may serve to meet this standard.