



Design Review Board
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DESIGN REVIEW BOARD (DRB)

MEETING NOTICE AND AGENDA

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the **Design Review Board (DRB)** and to the general public that the Board will hold the following meeting which will be open to the public on:

Friday, February 15, 2019, 7:30 AM
Public Works Building, Third Floor Conference Room
201 North Stone Avenue, Tucson, Arizona 85726

For wheelchair accommodations, materials in accessible formats, and/or materials in a language other than English, please contact Carolyn Laurie at (520) 837-4953, carolyn.laurie@tucsonaz.gov, or María Gayosso at (520) 837-6972, maria.gayosso@tucsonaz.gov, or (520) 791-2639 for TDD, no later than Wednesday February 13, 2019.

Para solicitar acomodamiento de sillas de ruedas, materiales es formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, maria.gayosso@tucsonaz.gov, a más tardar el Miércoles 13 de Febrero de 2019.

AGENDA

1. Call to Order / Roll Call

Mike Anglin (Chair)
David Marhefka (Vice Chair)
Savannah McDonald
Nathan Kappler

2. Review and Approval of the 2/1/2019 Meeting Summary – Action Item

3. Call to the Audience

**4. Continued Case # DRB-19-01, Sit! Stay! Play!, 302 South Plumer Avenue, I-1 Zoning
Associated Board of Adjustment Case # C10-19-07 (T19SA00035)**

This case was continued by the DRB on February 1, 2019. The DRB asked applicant to return to the DRB with more specific design criteria of the proposed outdoor play area that justifies the need to reduce or eliminate required landscape buffer in the areas where new structures are being proposed.

The Applicant's Request:

The applicant is proposing a new Animal Services land use (dog daycare) on a 22,600 square-foot developed property. The existing 3,000 sq.ft. building will be renovated, and the south building will be replaced with a new 4,000 sq.ft. metal structure.

To preserve a large outdoor play area on site, the applicant is requesting the DRB to recommend for approval the following street landscape buffer-yard/screening modifications, reductions, and deletions:

- a) Along Plumer Avenue, delete the required 10'0" streetscape, and maintain the existing planters;
- b) Along 13th Street, reduce the width of the required 10'-0" streetscape to 8'-0", reduce the length of the streetscape from 83'-0" to 43'-0", and add a new planter; and
- c) Increase the screen perimeter wall height from 5'0" to 8'0".

In addition to the landscape and screening variances, the applicant will also request from the Board of Adjustment variances for parking, refuse collection access, pedestrian access, and building setbacks. The complete application can be viewed online:

<https://www.tucsonaz.gov/pro/pdsd/permitdetail/T19SA00035/129042440>

The DRB's Purview:

In accordance with UDC Sections 2.2.6.B.6, 2.2.6.C.5, 3.10.3, and 7.6.9.D, the DRB reviews and forwards a recommendation to the Board of Adjustment (B/A), all requests for variances from *UDC Section 7.6, Landscaping and Screening Standards*. In addition, the DRB may make any recommendation that would assist in mitigating any negative impacts, which might occur should the request be granted. The DRB may make a recommendation before the closure of this meeting or continue it to a specific date, time, and place provided the continuance is not for more than 120 days. In formulating its recommendation, the DRB shall apply the findings of approval of UDC Section 3.10.3.K.

Motion: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE PROPOSED STREET LANDSCAPE BUFFER-YARD/SCREENING MODIFICATIONS, REDUCTIONS, AND DELETIONS AND RECOMMENDS TO THE BOARD OF ADJUSTMENT (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE CRITERIA ESTABLISHED IN UDC SECTION 3.10.3.K, ATTACHMENT A (SUBJECT TO THE FOLLOWING CONDITIONS).

5. Case # RNA-DRB-19-05, Two New Doors for Former Arizona Hotel, 33 North 6th Avenue, OCR-2 Zoning (T19SA00048)

The Applicant's Request:

The applicant is proposing to modify storefront by sealing the existing entrance door and providing two new entrance doors in the wing storefront walls of the existing alcove, matching the construction of the existing door and storefront. The building is individually listed as historic and is within the boundaries of the Rio Nuevo Area and the Downtown Tucson Historic District. The proposal will also be reviewed by the Plans Review Subcommittee of the Tucson-Pima County Historical Commission.

The proposed modification to the existing storefront consists of the following:

- a) Secure the existing entry door to the existing frame;
- b) Remove the existing door pull from the interior and exterior side of the existing entry door;
- c) Remove the existing window frame assemblies in the north and south panels of the recessed alcove;
- d) Construct new door assemblies identical to the existing door assembly in the north and south panels of the alcove; and
- e) Provide an accessible metal threshold. Set in mastic to existing alcove floor (tile and glass block).

The DRB's Purview:

In accordance with UDC Section 2.2.6.C.14 and 5.12.7.F.3, the DRB reviews and forwards a recommendation all requests in the Rio Nuevo Area (RNA) to the Planning & Development Services (PDS) Director, as provided in UDC Sections 5.12.2.C.1 and 5.12.4.D. In formulating its recommendation, the DRB shall apply the design standards in UDC Section 5.12.7.C.

Motion: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO AREA 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 (SEE ATTACHMENT B) (SUBJECT TO THE FOLLOWING CONDITIONS).

6. Case # DRB-19-02, Central Block Rehabilitation, 98, 100, 108 & 110 East Congress Street, OCR-2 Zoning (T19SA00014)

The Applicant's Request:

This site consists of four historic buildings, of which two are individually listed as historic and two are eligible. The site is within the boundaries of the Rio Nuevo Area and the Downtown Tucson Historic District. The proposal will also be reviewed by the Plans Review Subcommittee of the Tucson-Pima County Historical Commission.

Portions of the building at 100, 108 and 110 East Congress Street were rehabilitated previously in 2013 and 2018. The stucco has been removed from the remainder of the building, decorative grates exposed and/or replaced with steel replicas, and miscellaneous brick repairs have been made.

The new proposal for the site is as follows:

- a) Rehabilitation the remainder of the north façade of the building, 98 East Congress Street only, Sheet H2:
 - i. Replace the clerestory windows that were originally on this façade with new blackened steel framed windows (3)
 - ii. replace lower storefront to match the clerestory windows and remainder of the storefronts on the building (3)
 - iii. tile the bottom portion of the storefront where it meets the sidewalk with gloss black 4"X4" tile (4)
 - iv. replace the awning fabric on the existing awnings and patina the awning enclosure (9)
- b) Rehabilitation of the northwest corner of the building, Sheet H3:
 - i. reconfigure double doors to expose the historic cast iron column(s) that were covered in a previous remodel, replace with steel/glass doors (3,6,9)
 - ii. replace the clerestory windows that were originally on this façade with new blackened steel framed windows (3)
 - iii. replace lower storefront to match the clerestory windows and remainder of the storefronts on the building (3)
 - iv. replace the awning fabric on the existing awnings and patina the awning enclosure (9)
- c) Rehabilitation of the west façade of the building, Sheet H4:
 - i. replace the clerestory windows that were originally on this façade with new blackened steel framed windows (3)
 - ii. replace lower storefront to match the clerestory windows and remainder of the storefronts on the building (3)
 - iii. replace the awning fabric on the existing awnings and patina the enclosure (9)
 - iv. continue the lower glass portion (without clerestory windows) of the storefront where openings were cut in during a previous remodel to match the remainder of this corner of the building (3)
 - v. tile the bottom of this portion of the storefront to match the north façade (4)
 - vi. surround steel columns from the previous remodel with salvaged brick from remainder of building (7)
 - vii. reopen two bricked in openings on the south half of the building and install blackened steel doors and windows (8)
 - viii. install new 8' awning over the restored openings (9)
- d) Rehabilitation of the south, secondary façade of the building, Sheet H4:
 - i. install windows in existing openings, some that were original to the building and some in new openings created by others in the past (10)
 - ii. uncover one original double hung wood window – original window to remain (11)
 - iii. replace one solid metal door with steel and glass door (14)
 - iv. close one man door opening in an area that had been previously been what appear to be double doors originally, but that had been mostly closed in with CMU (12)
 - v. install new electrical service (07)
 - vi. install new down spouts (06)
 - vii. install a new steel picket fence patio enclosure with gates on south property line of 110 E. Congress (17, 18)

The DRB's Purview:

In accordance with UDC Sections 2.2.6.C.14 and 5.12.7.F.3, the DRB reviews and forwards a recommendation all requests in the Rio Nuevo Area (RNA) to the Planning & Development Services (PDS) Director, as provided in UDC Sections 5.12.2.C.1 and 5.12.4.D. In formulating its recommendation, the DRB shall apply the design standards in UDC Sections 5.12.7.C and 5.12.7.D.

Motion: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO AREA 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 SET FORTH IN UDC SECTION 5.12.7.D (SEE ATTACHMENT B) (SUBJECT TO THE FOLLOWING CONDITIONS).

7. Case #DRB-19-06, Arizona Vascular Specialists, 6432 & 6442 East Speedway Boulevard, R-1 Zoning, proposed O-1 Zoning (T19SA00047, C9-18-20)

The Applicant's Request:

The applicant is proposing the rezoning of two properties from R-1 to O-1, to construct a new, one story, 14,000 square-foot outpatient medical office building. The applicant is proposing the following design details:

- a) Building massing articulated to minimize large masses and blank walls.
- b) While the façade is contemporary in design, it echoes the modernity of the adjacent neighborhood.
- c) The building utilizes three colors of stucco that are compatible with the adjacent office building. In addition, metal facias, the color of weathered metal will be used on the accent towers and also have 2' x 2' sand texture ceramic tile accents.
- d) The scale of our building compliments the adjacent office and is setback approximately 80 ft. from the residences to the south.
- e) The project will have rooftop mechanical units, fully shielded with 4' – 0" high parapets.
- f) A diesel generator will be needed for the surgical suite, which will be behind a screen wall.
- g) Exterior lighting will be LED's with light source fully shielded to comply with the dark sky ordinance.
- h) The block wall on the south side of the property will be extended to match the existing wall that sits 5' – 0" away from the property line to allow maintenance.

The DRB's Purview:

In accordance with UDC Section 4.9.4.R.7, the DRB reviews and forwards a recommendation to the Planning & Development Services (PDS) Director. In formulating its recommendation, the DRB shall apply the design standards in UDC Section 4.9.4.R.7.

Motion: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR THE PROPOSED REZONING TO O-1 AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES (PDS) DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE CRITERIA ESTABLISHED UDC SECTION 4.9.4.R.7 (SEE ATTACHMENT C) (SUBJECT TO THE FOLLOWING CONDITIONS).

8. Adjournment.