



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 28, 2020, 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 María Gayosso at (520) 837-6972, maria.gayosso@tucsonaz.gov, or (520) 791-2639 for TDD, no later than Tuesday, February 25, 2020.*

*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 Martes 25 de Febrero de 2020.*

### **AGENDA**

- 1. Call to Order / Roll Call**  
Mike Anglin (Chair)  
Caryl Clement  
Nathan Kappler  
Shawn Protz  
Chris Stebe
- 2. Election of Vice Chair** **Action**
- 3. Review and Approval of the 12/20/2019 Legal Action Report & Meeting Minutes** **Action**
- 4. Call to the Audience**
- 5. Case # RNA-DRB-19-16 – New Parking Garage at the Tucson Convention Center  
Rio Nuevo (RNA) Courtesy Review  
260 S. Church Avenue, Parcel # 117-20-029A  
Tucson Community Center Planned Area Development (PAD-5) Zoning  
Associated Development Package # DP19-0312  
Associated Construction Documents # T20CM00826** **Action**

**The Applicant’s Request:**

The applicant is proposing to construct a new 31’6” high, four-story parking garage on the east side of the Tucson Convention Center, on a portion of the existing parking lot. The parking garage would accommodate for 380 motor-vehicle parking spaces.

The complete RNA-DRB application can be viewed online:

[www.tucsonaz.gov/files/integrated-planning/DRB-19-16\\_HPZ-20-15\\_-\\_TCC\\_Lot\\_A\\_Parking\\_Garage\\_APPLICATION\\_2-3-20.pdf](http://www.tucsonaz.gov/files/integrated-planning/DRB-19-16_HPZ-20-15_-_TCC_Lot_A_Parking_Garage_APPLICATION_2-3-20.pdf)

At the November 22, 2019 DRB meeting, the DRB held a courtesy review of the proposal, at which DRB members provided the following initial feedback to the applicant:

- a) Support the location of the parking garage, but surprised next-door hotel will not be providing for parking cross-access;
- b) Pedestrian experience is not really enhanced, due to the functionality of the garage, with the entrance/exit access on the west side;
- c) Pedestrian safety issues are of concern; further coordination is needed with the department of Transportation, especially along Church Avenue;
- d) Vines and plant materials and cabling system needs to be simplified to better match the design of Eckbo;
- e) More stretching of negative and positive landscape materials is needed;
- f) Instead of cabling all over each elevation, rhythm with trees could be incorporated;
- g) Succulent garden could be incorporated; express to the Plans Review Subcommittee that we have learned to much more about natives and purchables that could be used to build from the Eckbo original design; and
- h) Create focus point with landscaping materials.

**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 Sections 5.12.7.C. and 5.1.7.D (see Attachment A).

**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 5.12.7.D (SEE ATTACHMENT A) (SUBJECT TO THE FOLLOWING CONDITIONS).**

6. Staff Announcements

Informational

7. Adjournment