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## Legal Action Report – Meeting Minutes Design Review Board (DRB)

Members of the Design Review Board (DRB) held a meeting, which was open to the public on:

**Date and Time: Friday, February 28, 2020, 7:30 a.m.**

**Location: Public Works Building, 3rd Floor Conference Room  
201 North Stone Avenue, Tucson, Arizona**

### AGENDA

**1. Call to Order / Roll Call - 7:31 AM**

Mike Anglin (Chair)	Present
Nathan Kappler	Present
Shawn Protz	Absent
Chris Stebe	Present
Caryl Clement	Present

**A quorum was established.**

**2. Election of Vice Chair**

**Action Taken**

Motion was made by Member Anglin to elect Member Kappler to the position of Vice Chair, motion went to a voice vote of 4-0. All in favor. Motion passed unanimously.

**3. Review and Approval of the 12/20/19 LAR and Meeting Minutes**

**Action Taken**

Motion was made by Member Clement to approve the LAR and Draft Minutes of December 20, 2019 as submitted, duly seconded by Member Stebe, passed by a voice vote of 4-0. All in favor. Motion passed unanimously.

**4. Call to the Audience**

No Speakers

**5. Case # RNA-DRB-19-16 – New Parking Garage at the Tucson Convention Center**

**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 Taken**

Staff introduced the project, informing the DRB both the Landscape Subcommittee and the Plans Review Subcommittee of the Tucson-Pima Historical Review Commission have reviewed and recommended approval of the proposed new 31'6" high, four-story parking garage on the East side of the Tucson Convention Center (TCC), that will accommodate 395 motor-vehicle parking spaces.

The applicant presented an overview of the master plan for the entire TCC campus, and the specific parking garage proposal, clarifying the following items in response to DRB members' questions:

1. Parking for the hotel at the southeast corner of the TCC campus will remain surface parking; hotel wants to maintain its own parking and access;
2. Elevator shaft for the new parking garage will be 38-feet high;
3. The proposed garage helps direct pedestrians to the existing crosswalks on Church Avenue; currently working with TDOT to better define crosswalk locations;
4. Landscape species chosen for the project are not replicating the former landscape originally selected by Eckbo;
5. Berming will take place on the North, and East sides of garage, berming 30" up to the retaining walls
6. No cable system is being provided on the west side of the parking garage;
7. Rooftop runoff on the southern portion of the west and east sides of the parking garage will be put into the storm sewer; looking to establish a reclaimed water system
8. There are examples in town with successful vines on cables, planted in the ground, not in containers;
9. A long-term maintenance plan will be established in coordination with City Manager's office;
10. Vine species are varied to use some of Eckbos' original landscape design;
11. Length of parking garage façade on the east side is 290 feet;
12. Sheer walls on the South, and North sides of the garage are ideal for public art;
13. First-floor pedestrian activity being provided throughout the entire TCC site;
14. Outdoor lighting will be provided by the existing street lighting and spill-over lighting from the parking garage; west side will take advantage of TCC's lighting; and
15. Parking garage design to incorporate the future cashier inside the garage; currently management wants to keep existing parking booth;

The DRB expressed the following feedback:

1. Sidewalk located away from street provides a better experience/safer for pedestrians;
2. East façade is more than 50 feet in length, with uninterrupted green screening; project is trying to provide the required articulation with the cable system for the vines; however, the projects does not foresee future alternatives for articulation in case vines are not successful or are budget cuts in the future; architectural features to create articulation should be provided on the structure itself; additional articulation could be provided with the understory planting, trees, public art and outdoor lighting;
3. Pedestrian-scale detailing could be provided at the pedestrian access points;
4. Better-defined crosswalks could be provided to connect the garage with the TCC; different paving materials could be utilized; and
5. Ticket booth could be located on the south side of the garage, allowing for the expansion of the pedestrian experience between the upper plaza, the TCC's arena entrance and the parking garage; pavement materials can help pedestrians feel safe and create a more plaza-like feeling between these three features.

The DRB found the project not in compliance with the following sections of the Unified Development Code related to Rio Nuevo Area design criteria: 5.12.7.C.3, 5.12.7.C.5, 5.12.7.C.6, and 5.12.7.C.10.

Motion was made by Member Stebe to continue the case on Monday March 9, 2020, at 7:30 AM, requesting the applicant to return to the DRB with revised materials showing compliance with UDC Sections 5.12.7.C.3, 5.12.7.C.5, 5.12.7.C.6, and 5.12.7.C.10. The motion was duly seconded by Member Kappler, passed by a voice vote of 4-0. All in favor. Motion passed unanimously.

**6. Staff Announcements**

**Informational**

Staff announced Chair Anglin will be vacating his post by the end of May, 2020. In conjunction with Chair Anglin leaving, the DRB will have two vacancies for registered architects.

**7. Adjournment**

Meeting Adjourned at 9:20 AM