



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, August 7, 2020, 7:30 AM**

Pursuant to safe practices during the COVID 19 pandemic, all in-person public meetings are cancelled until further notice. This meeting will be held virtually to allow for healthy practices and social distancing. All materials related to the agenda items noted below can be accessed at: [www.tucsonaz.gov/pdsd/design-review-board-agenda-materials](http://www.tucsonaz.gov/pdsd/design-review-board-agenda-materials). Meeting materials will also be presented as part of the virtual meeting.

To join the DRB virtual meeting from your computer, tablet or smartphone, go to:

[Join Teams Meeting](#)

Or call in using the number provided below:

+1 213-293-2303 United States, Los Angeles (Toll)

Conference ID: 943 702 665#

*For 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](mailto:maria.gayosso@tucsonaz.gov), or (520) 791-2639 for TDD, no later than Monday August 3, 2020.*

*Para solicitar materiales es formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, [maria.gayosso@tucsonaz.gov](mailto:maria.gayosso@tucsonaz.gov), a más tardar el Lunes 3 de Agosto de 2020.*

### AGENDA

**1. Call to Order / Roll Call**

Susannah Dickinson

Caryl Clement

Nathan Kappler (Vice Chair)

Chris Stebe

**2. Review and Approval of the 6/12/2020 Legal Action Report & Meeting Minutes**

**Action**

**3. Appointment of Chair and Vice Chair for Design Review Board**

**Action**

**4. Call to the Audience**

**5. Case # DRB-20-04 (T20SA00199) – DDO Landscape**

**Associated Construction Documents:** [DP19-0284](#)

**Substitution of Screening Materials**

**2590 N. Alvernon Way, Parcel # 110074110**

**O-3 Zoning**

**Action**

**The Applicant's Request:**

The applicant is proposing to demolish the existing building on site and replace it with a new 11,899 square foot office building for Our Family Services. The applicant is seeking zoning approval necessary to allow a substitution of screening materials along the east property line, all as shown on the submitted plans.

The complete Design Development Option (DDO) application can be viewed online:

<https://www.tucsonaz.gov/pro/pdsd/permitdetail/T20SA00199/110074110>

**The DRB's Purview:**

In accordance with UDC Sections 3.11.1.C.2, the DRB reviews and forwards a recommendation to the Planning and Development Services (PDS) Director for all Design Development Option (DDO) requests for landscape and screening modifications from UDC Section 7.6, Landscaping and Screening Standards, when the modification does not decrease the required area in square footage of landscaping or height of a screening feature, as provided in UDC Section 3.11.1.B.3.

**MOTION: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE PROPOSED DESIGN DEVELOPMENT OPTION (DDO) AND RECOMMENDS TO THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE CRITERIA ESTABLISHED IN UDC SECTIONS 3.11.B.3 AND 3.11.1.D.1 (SEE ATTACHMENT A) (SUBJECT TO THE FOLLOWING CONDITIONS).**

**6. Case # DRB-20-05 (T20SA00220) – Change of use of existing building to office, retail, food services, and residential**

**Associated Construction Documents:** [DP20-0148](#)

**Rio Nuevo Area**

**124 E. Broadway Blvd, Parcel # 117170030, 117170050**

**OCR-2 Zoning**

**The Applicant's Request:**

The applicant is proposing interior and exterior improvements to the former VFW/Access Tucson building, to accommodate for office, retail, restaurant, food services and residential uses. The exterior modifications include:

- a) On the west elevation, twelve new window openings, balconies on the second floor, and a recessed landscape area to allow daylight to enter into the building's basement level;
- b) A new 2,094 sf outdoor to serve the future restaurant use that will be located within the building.

The complete RNA-DRB application can be viewed online here:

<https://www.tucsonaz.gov/pro/pdsd/permitdetail/T20SA00220/117170030>

**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 B) (SUBJECT TO THE FOLLOWING CONDITIONS).**

**7. Staff Announcements**

**Informational**

**8. Adjournment**