



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, November 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 María Gayosso at (520) 837-6972, maria.gayosso@tucsonaz.gov, or (520) 791-2639 for TDD, no later than Tuesday, November 12, 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 Martes 12 de Noviembre de 2019.

AGENDA

- 1. Call to Order / Roll Call**
Mike Anglin (Chair)
Savannah McDonald (Vice Chair)
Caryl Clement
Nathan Kappler
Shawn Protz
Chris Stebe
- 2. Review and Approval of the 10/18/2019 Legal Action Report & Meeting Minutes** **Action**
- 3. Call to the Audience**
- 4. Case # DRB-19-15 (T19SA00456) – Mattress Factory Mixed-Use**
Design Development Option (DDO) review for proposed landscape and screening redistribution
1009 & 1021 S. 6th Ave., Parcel #s 117-09-0250, 117-09-0260, & 117-09-0290
C-3 Zoning
Associated Development Package # DP19-0205 **Action**

The Applicant’s Request:

The applicant is proposing to redevelop three properties, formerly used for a mattress factory and store, for a new mixed-use development to include office, bar and retail services. The northern portion of the existing building would be demolished, and a new addition and parking lot are proposed, bringing the total gross floor area to 10, 916 square feet. The total site area is 24,693 square feet, and is zoned C-3 commercial. The proposed change of land use triggers full code compliance.

The applicant is requesting the DRB forwards a recommendation to approve the following modification to the *Unified Development Code (UDC) Section 7.6, Landscaping and Screening Standards*:

1. In lieu of the required 10-foot wide landscape border along Arizona Avenue, the applicant would redistribute a portion of the landscape border to the north and southwest side of the site, as shown on the proposed plans of the DDO application, while maintaining the required square footage for the street landscape border.

The complete DDO application can be viewed online:

<https://www.tucsonaz.gov/pro/pdsd/permitdetail/T19SA00456/117090260>

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).

5. Case # RNA-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

Study Session

This is a courtesy review. The feedback from the DRB is purely informational and no formal action will be taken.

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 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 B).

6. Staff Announcements

Informational

7. Adjournment

ATTACHMENT A:
DESIGN DEVELOPMENT OPTION (DDO) REQUEST FOR LANDSCAPING REDISTRIBUTION

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.

UDC Section 3.11.1.D Findings for DDO Approval:

1. General Findings for All Modification Requests

For all modification requests, the PDS Director may approve a DDO request only if the request meets all of the following findings:

- a. Is not a request previously denied as a variance;
- b. Does not modify a conditional requirement or finding to determine whether the use should be allowed in the zone;
- c. Is not to a condition of approval for a rezoning or Special Exception Land Use application;
- d. Does not modify a requirement of an overlay zone, such as, but not limited to, Scenic Corridor, Environmental Resource, Major Streets and Routes Setback, or Airport Environs;
- e. Does not result in deletion or waiver of a UDC requirement;
- f. The modification applies to property that cannot be developed in conformity with the provisions of this chapter due to physical circumstances or conditions of the property, such as irregular shape, narrowness of lot, exceptional topographic conditions, or location;
- g. Does not create a situation where proposed development substantially reduces the amount of privacy that would be enjoyed by nearby residents any more than would be available if the development was built without the modification;
- h. Does not create a situation where proposed development will block visibility within the required visibility triangle on adjoining streets for either vehicular or pedestrian traffic;
- i. Does not create a situation where the proposed development will cause objectionable noise, odors, trespass lighting, or similar adverse impacts adjacent properties or development; and,
- j. Does not create a situation where the development will result in an increase in the number of residential dwelling units or the square footage of nonresidential buildings greater than would occur if the development was built without the modification.

ATTACHMENT B:
RIO NUEVO AREA (RNA) DESIGN CRITERIA

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 and UDC Section 5.1.7.D.

UDC Section 5.12.7.C Rio Nuevo Area - Building Design Standards

Development within the RNA is required to comply with the following 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 PDS 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,

ATTACHMENT B:
RIO NUEVO AREA (RNA) DESIGN CRITERIA (Continued)

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.

UDC Section 5.12.7.D Rio Nuevo Area – Site Design Standards

Development within the RNA is required to comply with the following 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 PDSB 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.

ATTACHMENT B:
RIO NUEVO AREA (RNA) DESIGN CRITERIA (Continued)

b. **Viewshed 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.