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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, November 22, 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 - 7:32 AM

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

A quorum was established.

2. Review and Approval of the 10/18/19 LAR and Meeting Minutes

Action Taken

Motion was made by Vice Chair McDonald to approve the LAR and Draft Minutes of October 18, 2019 as submitted, duly seconded by Member Clement, passed by a voice vote of 5-0. All in favor. Motion passed unanimously.

3. Call to the Audience

No Speakers

4. Case # DRB-19-15 (T19SA00456) – Mattress Factory

**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

Applicant's Request: 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.

In response to DRB members' questions, the applicant clarified the following:

- a) The existing trees along 6th Avenue are within the existing right-of-way; the live-oak will be removed due to conflicts with utilities;
- b) Landscape along Arizona Avenue is within the right-of-way; the existing fence will remain;
- c) PDMR was approved for the reduction of the number of required parking spaces and the required width of spaces; eastern parking space will be needed;
- d) A new wall will be installed on the northeast corner to complete the fence line; the existing northern wall will remain;
- e) No vehicular access to Arizona Avenue from the northern parking, per City requirements; and
- f) Project is exceeding required total square footage of landscape area and required number of trees.

Motion was made by Member Clement, to approve the project as submitted with no conditions applied, duly seconded by Vice Chair McDonald, passed by a voice vote of 5-0. All in favor. Motion passed unanimously.

**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**

Applicant presented a proposed parking garage to the west of the Arena of the Tucson Convention Center (TCC), as a pre-cast concrete structure 3.5 stories high on the north side, and 4 stories on the south side, not mechanically-ventilated, with the project site designed to meet the requirements of the PAD-5 and honor the historic Eckbo landscape plan, by providing enhanced pedestrian experiences along the east and west sides of the garage. Applicant also indicated the case was reviewed by the Historic Landscape Subcommittee, which suggested the garage step-down to the Upper Plaza, and to refrain from copying the plant palette of the original Eckbo design.

In response to DRB member's questions, the applicant clarified the following:

- a) Hotel will add 112 parking spaces, but cross-access will be allowed from the TCC;
- b) Entrance to the TCC will remain;
- c) For large events, gate at the southwest side of the garage will open to direct traffic onto Church Avenue;
- d) Historic bern on the east side of the garage was discussed with Historic Preservation Officer, and modified designed to be more curvilinear and be more compatible with Eckbo original design;
- e) Notion of bern will be maintained and will be carried around the north and south side; the earth against the structure will be 5 feet high;
- f) Retaining walls along Church Avenue will be maintained;
- g) Water harvesting will be incorporated where feasible;
- h) Will relocate saguaros and yuccas somewhere else on site;
- i) Will salvage and reuse boulders;
- j) Garage is aligned with Church Avenue to maximize space between the Arena and parking garage, and increase landscaping for better pedestrian experience;
- k) South access will be exit only, and will open only for large events;
- l) Stairs are open;
- m) Working with the Department of Transportation with their plan of road diet of Church;

- n) Second parking garage planned to the west of the Music Hall; south exhibition hall planned to be expanded to the west;
- o) West side of garage is a fire lane;
- p) Underground parking is about \$40,000/stall; above grade parking is about \$17,000/stall;
- q) Access to garage from the north or the south ends is not possible because of the ramping.

DRB members provided the following initial feedback:

- 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.

As a courtesy review, no formal action was taken on this item.

6. Staff Announcements

Informational

Staff informed Vice Chair McDonald will need to resign from the DRB, since her new residence will be located outside of City limits. Staff also reported to date there were no upcoming scheduled cases for the DRB to review.

7. Adjournment

Meeting Adjourned at 8:44 AM