



P.O. Box 27210  
Tucson, Arizona 85726-7210  
Phone: (520) 791-4213  
TDD: (520) 791-2639  
Fax: (520) 791-4017

## 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 August 7, 2020, 7:30 a.m.**

**Location: Meeting was held virtually using Microsoft Teams**

### AGENDA

**1. Call to Order / Roll Call - 7:34 AM**

Nathan Kappler	Present
Susannah Dickinson	Present
Chris Stebe	Present
Caryl Clement	Present

**A quorum was established.**

**2. Review and Approval of the 6/12/2020 LAR and Meeting Minutes**

**Action Taken**

Motion was made by Chris Stebe to approve the LAR and Draft Minutes of June 12, 2020 as submitted, duly seconded by Member Clement, passed by a voice vote of 3-0 (Dickinson did not vote). All in favor. Motion passed unanimously.

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

Motion was made by Nathan Kappler to nominate Chris Stebe as Vice Chair and Nathan Kappler as Chair of the Design Review Board. Motion passed by a voice vote of 4-0.

**4. Call to the Audience**

No speakers. Staff introduced Ms. Rosemary Bright to the DRB as a potential DRB member, who attended just as to observe.

**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 Taken**

The applicant presented the project and clarified the following items in response to DRB members' questions:

1. Area where DDO is being proposed will be locked by gate and not accessible to the public;

2. The proposed use of the property is office; and
3. The existing fence with slats along the east property line is 6 feet high, and belongs to the property next door;

Staff clarified the following items:

1. All other landscape/screening requirements are being met on site;
2. Code requires a 5-foot high wall along the east property line for screening; and
3. During the noticing process for the DDO, staff received one complaint regarding people jumping over the fence, but no dates were specified.

The DRB expressed the following feedback:

1. Water harvesting should be incorporated into the reduced landscape area along the east property line; and
2. Enough space should be provided to allow adjacent property owners for potential future replacement/replacement of eastern chain link fence.

Motion was made by Member Stebe to recommend approval of the project, as presented by the applicant, finding the project in compliance with the criteria established in UDC Sections 3.11.1.B.3 and 3.11.1.D.1. subject to the condition that water harvesting is incorporated in the landscape area along the eastern property line. The motion was duly seconded by Member Clement, passed by a voice vote of 4-0. Motion passed unanimously.

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 presented the project and clarified the following questions posed by the DRB:

1. Proposed patio includes removable fencing, and will extend into the Broadway right-of-way, with approval from the Department of Transportation & Mobility, while maintaining sidewalk requirements; patio will be dedicated for tenant use;
2. A new penthouse is being proposed on the top of the building;
3. The design of the north façade wraps up to the east façade;
4. East façade will add new double-door entry for one of the proposed future tenants on Arizona Avenue;
5. Existing windows on the east façade are being filled to provide for restrooms; the smaller roll up door is dedicated for access to the trash room, which will also serve the Carriage House and the Julian Drew building;
6. On the east façade, will maintained recess of the existing windows to be filled to provide architectural relief;
7. No additional outdoor lighting will be added to the site; no plans to changing the existing flood lights;
8. Primary access to the building will be through the Broadway façade.

The DRB expressed the following feedback:

1. Shade study appears to be inconsistent with the tree variety shown on landscape plan;
2. Adding additional trees near the north property line and on the right-of-way will add additional shade

- for pedestrian area along Broadway Blvd;
3. Repairing existing windows can be achieved respecting historic context;
  4. Maintaining existing windows is preferred, however if filling them in is necessary, leave a recessed area to reflect building's original character; and
  5. The proposed sump pump located within the recessed landscape area may not be adequate.

Staff clarified the following items:

1. Broadway façade shall remain unchanged per purchase agreement with the City; any proposed modifications will require review by the historic Plans Review Subcommittee (PRS); and
2. Drainage issues will be reviewed by PDSD's Engineering Section.

Motion was made by Member Clement to recommend approval to the Planning and Development Services Director, finding the project in compliance with the building design standards set forth in UDC Section 5.12.7.C.1-15 and 5.12.7.D subject to the following conditions: 1) An additional Chinese Pistache to be planted at the north end of the row of trees in the patio; and 2) Applicant to work with the Department of Transportation and Mobility to locate additional trees within the right-of-way. The motion was duly seconded by Member Dickinson, passed by a voice vote of 4-0. Motion passed unanimously.

## **7. Staff Announcements**

**Informational**

Staff announced that City of Tucson has been working with Rio Nuevo's project team to develop an Urban Overlay District for section of Broadway Blvd from Euclid to Country Club known as the [Sunshine Mile](#). The proposed Sunshine Mile Overlay District aims to promote a mixed-use, pedestrian-friendly urban district with unique destinations celebrating Tucson's character. Projects within the district would have the option of developing according to existing zoning or opting to use the overlay standards. The overlay includes design standards that must be met, and requires that project go through design review, which includes review by the Design Review Board.

The draft [vision document](#) of the [overlay text](#) will be presented to the DRB in the near future, and materials will be provided in advance. Two neighborhood meetings are being held to gather feedback from the public. The proposed overlay will next be reviewed by staff, the Zoning Examiner and finally, will be considered by Mayor & Council for adoption.

Member Stebe indicated that he played a role as a consultant during the development of the overlay zone draft. Staff will confirm if this represents a conflict.

## **8. Adjournment**

**Informational**

Meeting Adjourned at 10:11 AM.