

Rio Nuevo Area (RNA)

2/5/2020

What is the RNA?

- The RNA is a required overlay zone and a subdistrict of the Infill Incentive District (IID). Projects proposed within this area are required to go through a design and historic review process.*
- The purpose of the RNA is to implement the policies of the City's General Plan, with special emphasis on creating and enhancing the Downtown pedestrian environment that celebrates Tucson's rich historic, cultural, and artistic heritage.
- The design principles, categories, and standards of the RNA promote public-private partnerships that support quality development to enliven and revitalize Tucson's Downtown area.

**The RNA standards go through a different review process than the other IID subdistricts. Refer to the IID handout for more information.*

Who is involved in the RNA review?

- Design Review Board (DRB) reviews for RNA design standards.
- Tucson-Pima County Historical Commission Plans Review Subcommittee (TPCHC, PRS) reviews for compatibility with eligible or listed structures and the US Secretary of the Interior's Standards for the Treatment of Historic Properties.

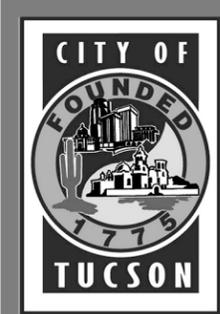
How long does the process take and is there a fee?

- **Time:** It typically takes 6-8 weeks to process a RNA application, depending on the project complexity and public meeting calendars.
- **Fee:** PDS staff calculates fee. Fee will vary by the type of review process.

How do I get started?

- Email PDS Special Districts Staff at overlaydistricts@tucsonaz.gov or call the PDS main line at with any questions or to get feedback on an application. Courtesy pre-application reviews are available by request, please contact PDS Special Districts staff.
- The RNA Review application can be found on the PDS website:
 - www.tucsonaz.gov/pds/all-application-forms-submittal-requirements





Rio Nuevo Area (RNA) Review Process

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Pre-Application Meeting

- Applicant submits a pre-application meeting request with preliminary development plan and fee.
- Applicant meets with PSDS staff to discuss proposal and process.
- PSDS staff determine whether a major or minor review is required and provide comments on project.



Application Submittal and Review

- Applicant submits complete application according to checklist included with application and supporting materials.
- PSDS staff reviews application for completeness and compliance with RNA standards within 5 working days.
- If complete, the application is accepted for processing and posted online through Property Research Online (PRO) at www.tucsonaz.gov/PRO/pdsd/.
- PSDS staff makes a recommendation to the PSDS Director to approve or deny the application.
- PSDS staff forwards the application for review and comment to City departments and outside agencies if needed.



Design Review

- If a **Major Review**:
 - Applicant attends a meeting of the Tucson-Pima County Historical Commission Plans Review Subcommittee (TPCHC, PRS) and presents proposal
 - The TPCHC, PRS will vote on recommendations for the project
 - Recommendations are forwarded to the DRB for review
- If a **Minor Review**:
 - PSDS staff organizes a meeting with a member of the TPCHC, PRS
 - Review is conducted on-site with the applicant present
 - Recommendations are forwarded to the Design Review Board (DRB) for review
- These boards typically meet once or twice a month
- DRB recommendations are sent to the PSDS Director.



PDSD Director's Decision

- PSDS Director reviews the application and recommendations.
- The PSDS Director will approve, approve with conditions, or deny the application.
- Notice of the PSDS Director's Decision is provided to the applicant, the appropriate Historic Preservation Zone (HPZ) Advisory Board, if applicable, and the TPCHC, PRS within 3 working days of the date of decision.
- If denied, the PSDS Director's Decision may be appealed to the Board of Adjustment (B/A) within 5 calendar days of the notice.

