



Design Review Board  
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## MEETING NOTICE

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:

### \*\*\*SPECIAL AGENDA\*\*\*

#### DESIGN REVIEW BOARD

**Date and Time: Friday, August 31, 2018 - 11:30 a.m.**

**Location: Public Works Building, 3rd Floor North Conference Room  
201 North Stone Avenue, Tucson, Arizona**

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

Mike Anglin (Chair)  
Savannah McDonald

David Marhefka (Vice Chair)  
Nathan Kappler

**2. Review and Approval of the Legal Action Report**

**3. Call to the Audience**

**4. Continued Case: DRB-18-08      Mister Car Wash, 415 North 6<sup>th</sup> Ave., C-2**

The following case was continued with review conditions by the DRB on August 3 and August 17, 2018. The applicant's project is located within the Rio Nuevo Area (RNA) Overlay Zone, and is zoned C-1. "Commercial 1". The applicant proposes to rehabilitate and update the historic façade of the original building known as the De Witt Building. The project includes the addition of new windows, landscape planters, a façade on the southern section of the structure.

Tucson Unified Development Code (UDC) Sections applicable to the project include, but are not limited to, Section 2.2.6.C.14 which states that the DRB reviews for recommendation, all proposed development in the Rio Nuevo Area Overlay Zone (RNA), as provided in Section 5.12.7. In formulating its recommendation, the DRB shall apply the design standards in Sections 5.11.4, *Building Design Standards*, 5.11.5, *Site Design Standards*, and 5.11.6, *General Restrictions*.

#### **The Applicant's Request**

The applicant is requesting review of the exterior façade modifications for compatibility with Rio Nuevo Area Overlay Zone design criteria an keeping with the historic flavor of the structure while bringing the project back to its original, historic, nature with a modern edge.

**The DRB directed the applicant to return to with the following items to be reviewed during the hearing:**

- A. The DRB has asked the applicant to submit a shade study with calculations demonstrating the compliance with the RNA standards under the existing conditions or a new plan with changes that would comply with the standards.
- B. The DRB moved this hearing to continue this case so that the applicant can demonstrate compliance with the RNA Design Criteria: Building Design Standards set forth in UDC Section 5.12.7.C
- C. Item#8. - This item specifically refers to the infill CMU wall on the back façade. Note - The DRB is moved that the windows and remaining decision for approval rests with the Historic Board.
- D. Item #11 – Demonstrate adequate shade is provided for sidewalks

**The Applicant's Presentation**

**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 SITE DESIGN STANDARDS IN SECTION 5.12.7.D (SEE ATTACHMENT 'B') AND SUBJECT TO THE FOLLOWING CONDITIONS.**

**ATTACHMENT A: RNA DESIGN CRITERIA**

**5.12.7. C 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 PDSB 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. 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,
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.

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting [Carolyn Laurie at 5208374953](tel:5208374953) or [carolyn.laurie@tucsonaz.gov](mailto:carolyn.laurie@tucsonaz.gov) . Requests should be made as early as possible to allow time to arrange the accommodation.