

# RIO NUEVO DISTRICT (RND) REVIEW

## *UNIFIED DEVELOPMENT CODE (UDC)*

**Available online but not included with this application**

- B/A & DRB Process Deadlines and Meeting Schedules
- Fee Schedule for Special Applications
- UDC 5.11. Rio Nuevo and Downtown (RND) Zone

Case Number Issued: RND - \_\_\_\_\_ - \_\_\_\_\_

Related Case No. \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

## Design Review Board (DRB) APPLICATION

Submit application by appointment, to 201 N. Stone, 2<sup>nd</sup> Floor North side.

### PROPERTY INFORMATION:

**PROJECT NAME:** \_\_\_\_\_

(For example: Al's Bar & Grill, Jones Residence Carport Addition, or Palo Verde Shopping Center, etc.)

**PROJECT ADDRESS:** \_\_\_\_\_

(NOTE: If the site is vacant ask Pima Co. Addressing, 201 N. Stone, for an Administrative Address)

**ZONING OF PROPERTY:** \_\_\_\_\_ (For example: R-1, C-2, I-1 or R-1/C1 Authorized, etc.)

**PROJECT TYPE (check all that apply):**

- |  |  |
|--|--|
| <input type="checkbox"/> New building on vacant land       | <input type="checkbox"/> New building on developed land              |
| <input type="checkbox"/> New addition to existing building | <input type="checkbox"/> Change of Use to existing building          |
| <input type="checkbox"/> Existing building needs permits   | <input type="checkbox"/> Modification to façade of existing building |

Other (Explain) \_\_\_\_\_

### APPLICANT INFORMATION:

**AGENT ( The person processing the application and who staff will send mailings to):**

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

\_\_\_\_\_ **ZIP:** \_\_\_\_\_

**PHONE:** (    ) \_\_\_\_\_ - \_\_\_\_\_ **FAX:** (    ) \_\_\_\_\_ - \_\_\_\_\_

**[PROPERTY OWNER/S ( If ownership in escrow, please note):**

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

\_\_\_\_\_ **ZIP:** \_\_\_\_\_

**PHONE:** (    ) \_\_\_\_\_ - \_\_\_\_\_ **FAX:** (    ) \_\_\_\_\_ - \_\_\_\_\_

**[ SIGNATURE OF PROPERTY OWNER ]:**

\_\_\_\_\_

**DESIGN REVIEW BOARD  
FOR RIO NUEVO PROJECTS**

- Fee
- 1 copy of the completed and signed DRB application
- 1 copy of the **Final** UDC compliance review comments as issued by PDS Review Staff (If project has been submitted for plan review.)
- 1 copy of the Project Compliance with Building Design Standards per UDC 5.11.4. A.-O.
- Samples or photos (color copies required) of the type, color, and texture of the exterior of the proposed structure
- 8 sets of photographs of the project site and surrounding area (views to the north, south, east, and west) - color copies required. Please label.
- 8 copies of the site plan at 11"x17", folded\*, plus 1 full-size copy, folded to city standard
- 8 copies of the elevation drawings at 11"x17", folded\* plus 1 full-size copy, folded to city standard
- 8 copies of the landscape plan at 11"x17" folded\*, plus 1 full-size copy, folded to city standard
- 1 copy of the Pima County Assessor's property information (current printout)
- 1 copy of the Pima County Assessor's map for the property

**\*For 11" X 17" format fold as follows: With plan face up bring right side to left side (text to text), align edges and crease right edge. Bring top corner of open edge (top panel only) down to center of right folded edge (creates a diagonal edge on left), align and crease.**

## **DESIGN PRINCIPLES**

### **Per Unified Development Code (UDC) 5.11.1.B.**

Diversity, Design in Context, and Accessibility are the design principles that form the basis for the specific design standards to be applied to new projects in the Rio Nuevo and Downtown areas. The following Design Principles must be incorporated in your response to how the project complies with UDC 5.11.4.A.-O. Building Design Standards.

1. Diversity is the incorporation of all of the prehistoric, historic, and cultural elements that make up Tucson's urban form and context. This principle forms the basis for the specific design standards, including building character and materials, that reflect the indigenous influence of the Sonoran Desert region and culture. The intent of this design principle is not to prescribe architectural style, materials, or form but to encourage innovation in contemporary design.
2. Design in Context is the recognition that Tucson is a unique desert southwestern city. New buildings should also translate into contemporary form the basic principles that contribute to historic structures and other structures in and around the Site Context - Development Zone, as well as addressing the Regional and Community Context.
3. Accessibility includes three dimensions. The first is physical mobility for pedestrians, including physically disabled pedestrians, bicycles, transit, and private cars, provided by an efficient and pleasant circulation system. The second is visual, retaining physical amenities such as viewsheds, open space, and visual connections to the mountains and the Santa Cruz River. The third is informational and educational, including access to information and ideas.

## **BUILDING DESIGN STANDARDS**

### **UDC Section 5.11.4.**

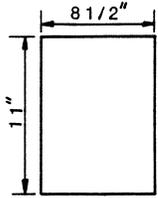
Development within the RND is required to comply with the following building design standards. Compliance with these standards will ensure that development complies with the design principles set forth in UDC Section 5.11.1.B. Please describe how the project complies with each of the following:

- A. 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. 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;
- B. All new construction shall maintain the prevailing setback existing within its development zone;
- C. 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;
- D. 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;
- E. 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;
- F. Building façade design shall include pedestrian-scaled, down-shielded, and glare controlled exterior building and window lighting;
- G. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies;
- H. 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;
- I. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare;
- J. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided;
- K. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation, where permitted by the City of Tucson;
- L. Colors may conform to the overall color palette and context of the Downtown area or subarea or may be used expressly 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;
- M. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area or subarea;
- N. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building; and,
- O. 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.

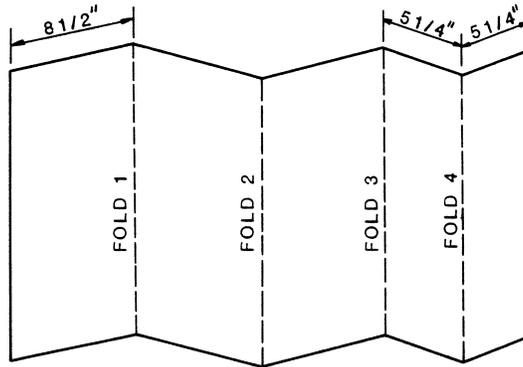
# City Standard for Folding Plans

## STEP 1

Using an 8 1/2" X 11" size sheet of paper as a guide, make folds 1, 2, and 3.



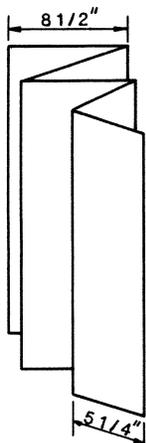
This instruction sheet is 8 1/2" X 11" size.



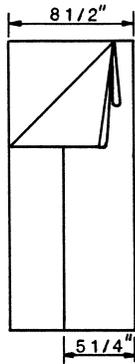
## STEP 2

Fold the remaining 10 1/2" in half; this completes fold number 4.

## STEP 3

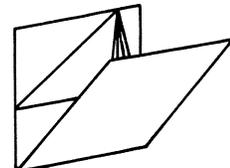
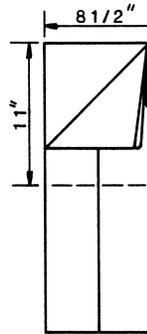


With the 5 1/4" fold to the right



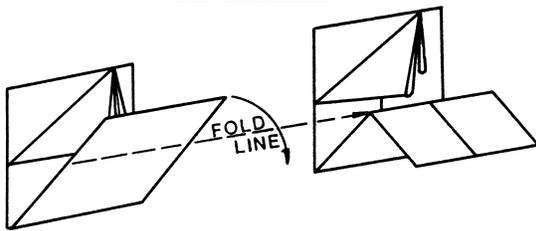
Fold down the corner, all but the last panel.

## STEP 4



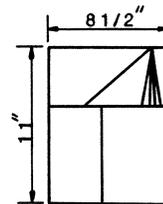
Fold the lower portion up.

## STEP 5



Fold the front part in half.

## STEP 6



The folded print should be 8 1/2" X 11".