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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 July 9, 2021, 7:30 a.m.

Location: Meeting was held virtually using Microsoft Teams

- | | |
|-------------------------------------|----------------|
| 1. Call to Order / Roll Call | 7:32 AM |
| Rosemary Bright | Present |
| Susannah Dickinson | Absent |
| Caryl Clement | Absent |
| Nathan Kappler | Present |
| Chris Stebe | Present |

A quorum was established.

2. Review and Approval of the 5/21/2021 LAR and Meeting Minutes Action Taken

Motion was made by Member Stebe to approve the LAR and draft minutes of May 21, 2021. Motion was duly seconded by Member Bright. All in favor. Motion passed 3-0.

3. Call to the Audience

No Speakers

4. Case # DRB-RNA-21-13 – Office Conversion to Traveler’s Accommodation, Lodging, and Outdoor Dining Rio Nuevo (RNA) Review

[1 S Church Av](#) & 24 W Congress St, Parcel # 117-12-103C

Associated Activity #: [T21SA00105](#), [DP20-0164](#)

C-3/OCR-2 Zoning

Action Taken

Staff introduced and the applicant presented the project, providing the following clarifications in response to questions posed by the DRB:

- 1) Landscaping has not been quite defined yet, but what will be included will complement what is already on site, on the existing plaza, and will incorporate native vegetation. Will determine if palm trees along Stone Avenue are within the right-of-way, and who is responsible for maintaining them;
- 2) Project team is coordinating closely with the Department of Transportation and Mobility for loading areas and parking on the right-of-way, through the Development Package review process. The entrance and exit to parking garage will not change; and
- 3) Way-finding signage still being designed, and looking at placing it at the southwest corner, at the north end, and at the corner adjacent to the plaza.

Staff informed the DRB signage will be reviewed through the sign review process. At that point, if determined that signage affects the architectural façade of the building, the design package may need to be reviewed again by the DRB.

Motion was made by Member Bright to recommend to the PSD Director approval, finding the project in compliance with the design standards in UDC Sections 5.12.7.C. and 5.1.7.D. The motion was duly seconded by Member Stebe. Motion passed by a voice vote of 3-0. Motion passed unanimously.

5. Review of RNA Shade Requirements

Discussion

Staff reminded DRB members that at the DRB meeting held on April 9, 2021, an applicant, Bill Mackey, brought to the DRB members' attention the possibility of errors in the specifications of the shade requirements as currently required by UDC Section 5.12.7.D.4.b. Staff presented research provided by DRB member Dickinson, and research performed by staff from online sources, and requested the DRB for feedback on the potential specific revisions to UDC Section 5.12.7.D.4. After comparing the sun altitude and shadow lengths from each month, research concludes that on June 21st at 12pm, the sun reaches the highest altitude annually (79.83°), with the shortest shadow length (0.18 meters).

DRB members reviewed the information presented and identified a potential error in UDC Section 5.12.7.D.4.b, indicating that 50% of shade should be provided to pedestrians on the right-of-way during the longest day of the year, where the sun is the highest point in the sky, approximately at Noon on June 21st. DRB members also indicate specific research by a City of Tucson's designated Design Professional should determine the specific code changes needed to reach the desired shade for pedestrians.

6. Staff Announcements

Informational

DRB-20-01 Franhang & Medcoff, 100 S Church AV, may be returning to the DRB for modifications to the approved design package.

7. Adjournment

Meeting adjourned at 8:30 AM.