



Design Review Board
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*****DESIGN REVIEW BOARD (DRB)*****

MEETING NOTICE AND AGENDA

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:

Friday, September 17, 2021, 7:30 AM

Pursuant to safe practices during the COVID 19 pandemic, all in-person public meetings are cancelled until further notice. This meeting will be held virtually to allow for healthy practices and social distancing. All materials related to the agenda items noted below can be accessed at: www.tucsonaz.gov/pdsd/design-review-board-agenda-materials. Meeting materials will also be presented as part of the virtual meeting.

To join the DRB virtual meeting from your computer, tablet or smartphone:

[Click here to join the meeting](#)

Or call in (audio only):

[+1 213-293-2303,147004915#](tel:+12132932303147004915)

Phone Conference ID: 147 004 915#

For materials in accessible formats, and/or materials in a language other than English, please contact María Gayosso at (520) 837-6972, María.Gayosso@tucsonaz.gov, or (520) 791-2639 for TDD, no later than Monday September 13, 2021.

Para solicitar materiales es formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, María.Gayosso@tucsonaz.gov, a más tardar el Lunes 13 de Septiembre de 2021.

AGENDA

1. Call to Order / Roll Call

Rosemary Bright
Susannah Dickinson
Caryl Clement
Nathan Kappler (Chair)
Chris Stebe (Vice Chair)

2. Review and Approval of the 8/6/2021 Legal Action Report & Meeting Minutes

Action

3. Call to the Audience

4. Case # RNA-DRB-RNA-20-05 – VFW Building Renovation – Change of use of existing building to retail, food services, and residential - Modification request to design package approved on 11/25/2020.

Rio Nuevo (RNA) Review

124 E Broadway Bl, Parcel # [11717003A](#)

Associated Activity #s: [T20SA00220](#), [DP20-0148](#)

OCR-2 Zoning

Action

The Applicant's Request:

The applicant is requesting a second modification to the design package last approved on November 25, 2020, with the following revisions:

- 1) Increase the total number of residential units from 9 to 14, eliminating 5,950 square feet of office space and reducing the area for ground floor retail space from 4,600 to 1,700 square feet. Ground level retail will remain along Broadway Boulevard;
- 2) East Elevation: Leave existing terra-cotta façade as-is but keep in place previous approval to insert roll-up glass door, decision depending on now unknown future tenant wishes;
- 3) North Elevation: No changes;
- 4) West Elevation: Deletion of light well and replaced with on-grade patios for ground floor residential tenants; doors to replace portions of previously approved ground floor windows; finishes of new materials to be painted steel versus galvanized steel; privacy fencing will match material and style of previously approved fencing;
- 5) West Patio: Patio area has been slightly increased in size for the commercial uses. One tree is omitted due to new fence location. Elimination of this tree will not affect shade study as it is not in close proximity to the public sidewalk.
- 6) Public Right-of-Way: Existing vehicular access curb cut to remain as-is. It has potential value in servicing the patio and for potential future site development.

This project was first reviewed by the DRB on August 7, 2020, for change of use and improvements to the existing historic building, and recommended approval to the PDSD Director, with the following conditions: 1) On landscape plan, an additional Chinese Pistache tree to be added to the north of the proposed line of trees in the patio area; and 2) Applicant to work with the Department of Transportation and Mobility to locate additional trees in the right-of-way. On November 20, 2020, the DRB reviewed modifications to the approved design package, which include façades and site changes, and recommended approval with no conditions.

The Tucson/Pima County Historical Commission's Plans Review Subcommittee (PRS) first reviewed the proposal on August 13, 2020 and recommended approval with the following conditions: 1) The proposed roll-up style door on the east elevation at the northeast corner shall be compatible with the historic grid pattern on the building's north facade; 2) Replacement of windows and/or window glass shall be reviewed by the City's Historic Preservation Officer; and 3) The proposed stair enclosure shall be located as far west from the buildings eastern edge as possible. On November 19, 2020, the PRS reviewed the modifications to the approved design package, and recommended approval with no conditions. This second modification request was reviewed by the PRS on September 9, 2021, as presented by the applicant, and approved with the following condition: 1) Any modifications to the exterior of the structure will need to be reviewed by the PRS. Additionally, the PRS requested the applicant to clarify in the revised design package that on west elevation ground floor, doors will replace portions of the previously approved windows.

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 5.12.7.D (SEE ATTACHMENT A) (SUBJECT TO THE FOLLOWING CONDITIONS).

5. **Case # DRB-21-16 / SE-21-11 Tucson Water – Alta Vista Street – Well Improvements Special Exception Request**
2700 E Alta Vista St, Parcel # [112070180](#)
R-2 Zoning **Action**

This is a request by Lexy Wellott, Project Manager for the Planning Center, on behalf of the property owner, the City of Tucson, for replacing Tucson Water’s Well B-045B with a new Tucson Water’s Well B-045A and improve the facilities, as a special exception land use in the R-2 zone.

The proposed improvements include: 1) Construction of a 100 square foot electrical control building and shade structure to house sensitive equipment from natural elements; 2) Installation of a well pump, piping, and other essential technology and equipment; 3) Installation of a 20-foot high communication antenna south of the proposed control building, setback approximately 26-feet from the west property line; 4) Installation of a 5,000-gallon hydro tank with a small air compressor; 5) Construction of an 8-foot high decorative masonry wall surrounding the equipment; 6) Preservation of a 7-foot chain-link fence with tan vinyl privacy slats and 1-foot high barb wire along the west property line; 7) New pedestrian and vehicle gates on the northern and southern borders of the well yard; and 8) Installation of a new 13-foot wide landscape buffer along the north property line. The existing screening along the east and south property lines is provided by privately-owned fences and walls generally consisting of 5 to 7 feet in height on neighboring properties.

Distribution system uses in the R-2 zone are subject to Sections 4.9.11.A.1, .2, .5, .8, .9, and .11. of the Unified Development Code (UDC) and require approval through a Zoning Examiner Special Exception Procedure, Sec. 3.4.3. as well as review by the Design Review Board. This item is scheduled for a Zoning Examiner Public Hearing on September 30, 2021.

The DRB’s Purview:

In accordance with UDC Section 4.9.11.A.8 (Use-Specific Standards, Utilities Use Group, Distribution System):

Any building housing such facility shall be in keeping with the character of the zone in which it is located. The Design Review Board (DRB) shall review all applications and make recommendations to the Zoning Examiner. The DRB shall review architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, light of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features.

Motion: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT’S PROJECT FOR COMPLIANCE WITH SPECIAL EXCEPTION USE-SPECIFIC STANDARDS FOR A UTILITIES DISTRIBUTION SYSTEM AND FINDS THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE USE-SPECIFIC STANDARD SET FORTH IN UDC SECTION 4.9.11.A.8.

6. Staff Announcements

Informational

7. Adjournment

ATTACHMENT A:
RIO NUEVO AREA (RNA) DESIGN CRITERIA

In accordance with UDC Section 2.2.6.C.14 and 5.12.7.F.3, the DRB reviews and forwards a recommendation all requests in the Rio Nuevo Area (RNA) to the Planning & Development Services (PDS) Director, as provided in UDC Sections 5.12.2.C.1 and 5.12.4.D. In formulating its recommendation, the DRB shall apply the design standards in UDC Section 5.12.7.C and UDC Section 5.1.7.D.

UDC Section 5.12.7.C Rio Nuevo Area - Building Design Standards

Development within the RNA is required to comply with the following 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 PDS 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. The front doors of all commercial and government buildings shall be visible from the 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,

ATTACHMENT A:

RIO NUEVO AREA (RNA) DESIGN CRITERIA (Continued)

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.

UDC Section 5.12.7.D Rio Nuevo Area – Site Design Standards

Development within the RNA is required to comply with the following site design standards:

1. Vehicular Circulation

- a. All parking area access lanes (PAALs) adjacent to buildings shall have pedestrian circulation paths between the PAAL and the building, with a minimum width of six feet.
- b. The locations of all points of vehicular ingress and egress shall be perpendicular to the intersecting street. Points of ingress and egress points shall be designed to minimize vehicular/pedestrian and vehicular/bicycle conflicts. Adequate storage for vehicular queuing at parking facilities shall be contained on site. Right turn bays are strongly discouraged. Points of ingress and egress shall be minimized wherever possible. Additional temporary ingress and egress locations may be permitted for parking structures when occasional high peak period traffic flows (i.e., parking facilities for event venues) are anticipated.

2. Vehicular Circulation

- a. General Parking standards are listed in Section 7.4. Some properties in the RNA may also be located in the Downtown Parking District, which allows a reduction in the number of parking spaces as provided in Section 7.4.5.B.
- b. Screening of Parking All new parking shall be designed so that vehicles are not visible from the adjoining street level, through incorporation of pedestrian arcades, occupied space, or display space.
- c. Employee Parking Employee parking for all uses should be provided at remote locations in order to maximize the availability of space for development.

3. Plazas and Open Space

The fundamental objective of the design standards in this Section 5.12.7.D.3 is to encourage public and private investments to enhance the character and function of Downtown's pedestrian environment.

a. Plazas and Pedestrian Nodes

Five percent of the gross floor area of new construction shall be provided in public plazas or courtyards. Open space plazas, courtyards, and patios are landscaped outdoor areas designed to accommodate multiple uses, from large gatherings of the people for performing arts to smaller gatherings. The plazas and courtyards will be one of the ways that spaces and uses can be linked. The requirement of this section may be waived or reduced by the PDSO Director upon a written finding during the review process that the development enhances the downtown pedestrian environment even with a smaller percent or elimination of the requirement.

RIO NUEVO AREA (RNA) DESIGN CRITERIA (Continued)

b. **Viewshed Corridors**

Views of all historic properties and all natural elements surrounding the Downtown should be considered during design. Plazas, courtyards, and open spaces shall be sited to include views to other public spaces, where feasible.

c. **Linkages (Physical and Visual)**

Neighborhood linkages shall be maintained throughout Downtown.

4. Streetscape

a. Streetscapes must be consistent with the Streetscape Design Policy. In streetscape design, priority is given to pedestrians.

b. **Shade**

Shade shall be provided for at least 50 percent of all sidewalks and pedestrian pathways as measured at 2:00 p.m. on June 21 when the sun is 82° above the horizon (based on 32°N Latitude). Shade may be provided by arcades, canopies, or shade structures, provided they and their location and design characteristics are compatible with the prevailing and design context of the street and the architectural integrity of the building. Deciduous trees, as proposed in the Downtown Comprehensive Street Tree Plan, are encouraged to supplement existing evergreen trees. The use of plantings and shade structures in the City right-of-way are permitted to meet this standard with the approval of the Department of Transportation. The shade provided by a building may serve to meet this standard.