



P.O. Box 27210  
Tucson, Arizona 85726-7210  
Phone: (520) 791-4213  
TDD: (520) 791-2639  
Fax: (520) 791-4017

## 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, January 26, 2024, 7:30 a.m.**

**Location: Meeting was held virtually using Microsoft Teams**

<b>1. Call to Order / Roll Call</b>	<b>7:32 AM</b>
Paige Anthony	Recused
Rosemary Bright, Vice Chair	Present
Caryl Clement	Present
Susannah Dickinson	Present
Nathan Kappler	Present
Grace Schau	Present
Chris Stebe, Chair	Recused

**A quorum was established.**

- 2. Review and Approval of the 1/12/2023 LAR and Meeting Minutes** **Action Taken**  
Motion was made by DRB Member Dickinson to approve the LAR and draft minutes of January 12, 2024. Motion was duly seconded by DRB Member Clement. All in favor. Motion passed 5-0.

- 3. Call to the Audience**  
No observers present.

- 4. El Presidio Neighborhood Reactivation**

**Activity #:** [SD-1223-00145](#)

**Associated Activity #s:** [TD-DEV-1123-00455](#), [TD-DEV-1123-00460](#), [TD-DEV-1123-00461](#), [TD-DEV-1123-00462](#), [TD-DEV-1123-00463](#)

**Addresses:** [200 N Court Av](#), [101 N Stone Av](#), [177 N Church Av](#), [166 W Alameda St](#), [310 W Alameda St](#), [325 N Church Av](#)

**Parcel #s:** [116192320](#), [11711064C](#), [117110170](#), [117200010](#), [117200020](#), [117200030](#)

**Rio Nuevo Area (RNA) Review**

**Action Taken**

The applicant provided the following clarifications in response to DRB questions:

- a) The Desert Willow's planters are 5x5 and 30 inches deep.
- b) Most of the shrubs, accents, and ground cover are planted in the ground, minus the Desert Willow. The Container Plant Schedule shows what plants are expected to be in the raised containers.
- c) Plants will be hand-watered.
- d) The donut public art will stay in Alameda Street's right-of-way.
- e) Power for the tree lighting would come from the existing power source from the Tucson Museum of Art. Not sure they have a power source in the courtyard.
- f) All bench seating will have arms and backs.
- g) The turquoise trail will not be modified or covered.
- h) Washington Street will be closed to traffic permanently. Tucson Fire will still have access to the area.
- i) TRE agreement involves JoJo's taking in the cornhole every night.
- j) The 15-gallon planters will include trees.
- k) Currently consulting with the structural engineer on the columns for the shade structures. Will consult and confirm with the structural engineer to ensure that moveable structures will not be thrown around by the wind. Any steel elements will have structural engineering involved. This is an aesthetic approach, but our number one concern is health, safety, and wellness of the end user and community. Will make sure they are structurally sound and will have engineer-stamped drawings.
- l) The steel elements for the shade structures will be held down by the weight of the welded-together parts, like the Batch on Congress St. The structures are accessible from the sidewalk, so wheelchair users can utilize the shaded area just like non-wheelchair users.
- m) Don't have a formal shade study other than that we are adding more shade than is currently there.
- n) This project is the first of its kind in this area; it's a test case that could influence other businesses to do the same, including on a more permanent basis. Although at this point shade trees have not been determined to be considered for permanent planting.
- o) There are a couple of areas closer to building edges that will have a couple of new trees but there are 3 or 4 trees total.
- p) If a shade study is prepared, will need to understand which areas are to be studied. It makes sense to consider the area in yellow for the shade study however, this seems larger than the area of work. Area of work would be more representative of the area of improvement.
- q) The permanent installations of concern were the monument signs because they have footings.
- r) Bike racks will be added to this project.

Staff provided the following clarifications in response to DRB questions:

- a) Shade requirements are applicable. Will need to consult with peers applicability of shade requirements in the yellow areas depicted in the Design Package.
- b) The Department of Transportation and Mobility is involved in this project and will ensure compliance with Streetscape Policy for downtown.

Motion was made by DRB Member Kappler to request the applicant to return to the DRB with a shade study demonstrating compliance with the Design Standards set forth in UDC Section 5.12.7.D.4.b. The motion was duly seconded by DRB Member Dickinson. Motion passed by a voice vote of 5-0. Motion passed unanimously.

**5. Staff Announcements**

**Informational**

The 10-story multifamily residential tower on Congress and I-10 frontage will need to be reviewed by the DRB at the next DRB meeting, and quorum will need to be reached. The DRB requested staff to ensure all DRB members are present for the review of this case.

**6. Adjournment**

Meeting adjourned at 8:47 AM.