



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

DRAFT 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, February 16, 2024, 7:30 a.m.

Location: Meeting was held virtually using Microsoft Teams

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

A quorum was established.

- 2. Review and Approval of the 1/12/2023 LAR and Meeting Minutes** **Action Taken**
The motion was made by DRB Chair Stebe to approve the LAR and draft minutes of January 26, 2024. The motion was duly seconded by DRB Vice Chair Bright. All in favor. Motion passed 6-0.

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

- 4. Activity #: [SD-0124-00008](#) - Urban Streets Multifamily**

Related Activity # [TD-DEV-0523-00242](#)
[471 W Congress St](#), Parcel # [116201350](#)

OCR-2 Zoning

Rio Nuevo Area (RNA) Review

Action Taken

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

- a) The location of the pool is on the third floor above the garage. The pool will be positioned above the internal ramp of the garage; the pool area isn't anticipated to have much shade and is not meant for pets; do not have the depth of roof tray and species yet, but will balance plant species that are successful with desert climate; will be considering planting selection, sustainability, longevity, and

- maintenance; will look at strategies for shade of turf area; pool area is not fully designed yet;
- b) Dog area will be located on the ground;
- c) There are 14 proposed date palm trees, imported over 100 years ago from Arabia, and over 90 trees throughout the site; palms help bring the building down to a pedestrian scale; they are located against the building with trees in front of them; palm tree heights will be as tall as the budget allows; avoiding planting the female date palms, but will consider planting both male and female date palms; they will be diamond-cut trunks;
- d) There will be security around the property, including security at the west side of parking garage; open areas will be controlled; garage will be secured;
- e) Will seek local artists for mural;
- f) To the extent possible, water harvesting will be included for all landscape areas;
- g) The vine wall is envisioned to be a vine wire system;
- h) There will be a plane change of colors for the EIFS (Exterior insulation and finish system);
- i) Balconies will incorporate painted metal;
- j) No monument sign is proposed at the corner, only the address above the front door of lobby; and
- k) Signage to control traffic will be provided.

The motion was made by DRB Member Clement that the Design Review Board has reviewed the applicant's project for compliance with the Rio Nuevo area design criteria and recommends Planning and Development Services Director approval finding the project is in compliance with building design standards set forth in the UDC Section 5.12.7.C 1-15 & 5.12.7.D with no conditions. The motion was duly seconded by DRB Member Bright and DRB Member Dickinson. The motion passed by a voice vote of 6-0. The motion passed unanimously.

5. Staff Announcements

Informational

For the February 23, 2024 meeting, the proposed modifications to the façade of the historic building at 1 E Toole Av. will be in the agenda. El Presidio Reactivation Project will return to the DRB on March 8, 2024, to show the results of the shade study. Shade Study is required only for improvements located within property lines, per UDC Section [5.12.7.A.2](#).

6. Adjournment

Meeting adjourned at 9:00 AM.