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**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, November 18, 2022, 7:30 a.m.**

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

- |                                     |                           |
|-------------------------------------|---------------------------|
| <b>1. Call to Order / Roll Call</b> | <b>7:30 AM</b>            |
| Paige Anthony                       | Present – arrived 7:32 AM |
| Rosemary Bright                     | Present – arrived 7:34 AM |
| Caryl Clement                       | Present                   |
| Susannah Dickinson                  | Present – arrived 7:33 AM |
| Nathan Kappler                      | Present                   |
| Grace Schau                         | Present                   |
| Chris Stebe                         | Present                   |

**A quorum was established.**

- 2. Review and Approval of the 11/4/2022 LAR and Meeting Minutes** **Action Taken**  
Motion was made by Member Anthony to approve the LAR and draft minutes of November 4, 2022. Motion was duly seconded by Member Clement. All in favor. Motion passed 5-0.

- 3. Call to the Audience**  
One member of the audience presented an argument against Case # DRB-22-12 (TP-PRE-1122-00011) – 471 West Congress Street Mixed-Use.

- 4. Case # DRB-22-12 ([TP-PRE-1122-00011](#)) – 471 West Congress Street Mixed-Use**  
**[471 W Congress St](#), Parcel # [116201350](#)**

**OCR-2 Zoning**

**Rio Nuevo Area**

**Courtesy Review**

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

- Commercial uses and porte-cochère are at ground level, as part of the 17-story building;
- The podium garage is at grade and has other functions above the garage, including a swimming pool

- and residential uses;
- c) Setback from Congress St. is 83 feet from face of curb to face of building;
- d) Still working with the Department of Transportation and Mobility on traffic management and circulation patterns;
- e) A high-rise building per building code is 80 feet or higher;
- f) Currently evaluating the potential use of solar energy;
- g) The residential units on the first three floors will have windows that face out of the building, and the areas along the garage will be amenity space; and
- h) The site will comply with active rainwater harvesting requirements, though the details have not been finalized.

The DRB provided the applicant the following preliminary comments:

- a) A more urban development would be achieved if setbacks were reduced; the goal is to connect the Mercado District with Downtown, so suburban feeling at the street level should not be encouraged;
- b) The perforated metal cladding on the garage could match the steel panels used for the building or should be painted with a color that compliments Tucson's character and culture;
- c) Architecturally, the façade could express Tucson-based architecture, specially considering how prominent this building will be due to its height and location;
- d) This new development represents a fantastic opportunity of the installation of public art;
- e) Consider using solar panels on the garage;
- f) Provide floor plans for first four floors, to better understand how units relate to parking garage;
- g) More context should be given in the elevations, such as relation to freeway, overall height of the parking garage, shade, and what the view of the parking garage might look like from surrounding neighborhoods;
- h) A reflectivity study should be conducted to address safety concern with glazing and angles in relation to I-10;
- i) Consider the use of permeable pavers and plant materials as sustainable options;
- j) Consider the context of adjacent historic building;
- k) Provide details for streetscape and other experiences at the pedestrian level; relation to the street should be more purposeful;
- l) Site is in the main gateway to the city; design needs to be context-aware in that way;
- m) A more interesting roof design would enhance the City's skyline; the roof design needs to feel less "standard"; cladding of penthouse could be linked to parking garage;
- n) The blue palo verde tree is preferable because it is more resilient to strong winds than the hybrid tree species;
- o) The Gateway monument "selfie spot" will need to be compelling; consider working with local artists in its design;
- p) The façade could be more place-based and avoid a repetitive design on the façade and across the four sides of the building; and
- q) Offer other means of streetscaping and more areas for pedestrians to congregate in order to enhance the walkability of the area and link to the development west of the I-10.

## **5. Overview of Grant Road Improvement District (GRID)**

### **Informational**

The Code Development Section Manager from the Planning & Development Services Department (PDS) presented on the Grant Road Improvement District.

In response to DRB members' questions/comments, staff indicated:

- a) The applicant can propose a variation from the GRID to lead to a better, more appealing result;
- b) The DRB will be responsible for major review projects from the GRID, while minor review will involve only a design professional.

**6. Staff Announcements**

**Informational**

The Milagro on Oracle Apartments will be scheduled for the December 16 DRB meeting. PDSO Has launched a new permitting system so upcoming cases are being handled using the new system.

**7. Adjournment**

Meeting adjourned at 9:32 AM.