



Design Review Board
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TUCSON

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 9, 2025, 8:30 AM

Location: Meeting was held virtually using Microsoft Teams

1. Call to Order / Roll Call, 8:32 AM

Members Present:

- Paige Anthony
- Rosemary Bright (Vice Chair)
- Caryl Clement
- Cade Hayes
- Daniel Maher
- Chris Stebe (Chair)

Members Absent:

- Grace Schau

A quorum was established.

2. Review and Approval of 12/5/2025 Draft LAR and Meeting Minutes

A motion was made by DRB Member Bright to approve the December 5, 2025 Draft Legal Action Report and meeting minutes. The motion was duly seconded by Chair Stebe. All in favor. Motion passed 6-0.

3. Call to the Audience

No speakers came forward.

4. SD-1125-00166 – Odd Fellows Hall Building, Outdoor Elevator, Staircase, and Serving Area

Related Activity #s: TD-DEV-1023-00431, TC-COM-1025-01811

Address: 133 S 6TH AV & 135 S 6TH AV (Parcel # 11717011A)

Zoning: OCR-2

Rio Nuevo Area (RNA) Review

Staff Clarifications

Staff provided an overview of the proposal, and informed that the Tucson Pima County Historical Commission's Plans Review Subcommittee (PRS) reviewed the project on January 8, 2026, and approved it

as presented, with no conditions. Clarifications were provided regarding the removal of references in the application to façade improvements on the west elevation that are not part of this proposal, and that any future changes visible from the public right-of-way would require additional RNA review.

Staff also clarified that the adjacent northern building shown in some presentation materials is not part of this application and requested applicant to revise in the Design Package accordingly. Staff also clarified that approval of landscaping in the right-of-way will need to be obtained by the applicant from the Department of Transportation and Mobility (DTM), and that clarification from the Zoning Administrator will be requested regarding the RNA requirement of 6-foot-wide pedestrian pathway along the parking area access lane (PAAL), as well as clarification from the Historic Preservation Office regarding potential impact of future rusting of the proposed steel attached to this historic building.

Additionally, staff requested the applicant to consult with Zoning potential changes to parking requirements once final land uses for second and third floors are determined.

Applicant's Presentation

The applicant team presented the project intent, emphasizing the goal of improving access to the upper floors of the historic building through the addition of a compliant elevator and egress stair, while maintaining the architectural integrity of the primary west facade. The presentation described efforts to activate the north side of the building by removing existing utility clutter, introducing outdoor serving areas, and creating new elevated decks with views toward downtown and the Catalina Mountains.

Materials, structural approach, and landscaping concepts were discussed, including the use of steel, masonry, and climbing vines to soften the elevator tower and visually differentiate new construction from the historic building. The applicant explained that second and third floor uses are still to be determined but are being designed to accommodate assembly-type occupancy to meet the most stringent code requirements.

DRB Discussion

Board members discussed the project's relationship to the historic building, noting support for the setback and differentiation of the new elevator and stair elements. Members expressed appreciation for the removal of non-contributing structures and existing utility clutter on the north facade, as well as the restoration of canopy trees along 6th Avenue.

Discussion focused extensively on pedestrian and vehicular circulation within the existing nonconforming parking area, particularly the proposed four-foot concrete path connecting the sidewalk to the north entrance. Members raised concerns that the proposed path could imply a dedicated pedestrian walkway while remaining part of the parking access lane, potentially creating a pedestrian safety concern. The Board discussed applicable Rio Nuevo design standards, including provisions related to minimizing conflicts between vehicles and pedestrians and requirements for pedestrian circulation paths adjacent to parking access lanes.

Additional discussion addressed materials, lighting, maintenance considerations, and how future tenant improvements would be reviewed separately for safety and design compliance.

Motion

Motion was made by DRB Chair Stebe to approve the applicant's project finding that the project is in compliance with the design standards set forth in UDC Sections 5.12.7.C.1-15 and 5.12.7.D, subject to the following conditions: 1) Applicant to meet the requirement indicated on Unified Development Code (UDC) § 5.12.7.C.10, since the proposed four-foot-wide path from the street sidewalk to the northern door creates

a potentially pedestrian unsafe condition and implies a pedestrian walkway when it is in fact part of the parking area access lane (PAAL); and 2) Applicant to meet UDC § 5.12.7.D.1.a, seeking resolution regarding whether the required six-foot-wide pedestrian circulation path requirement applies to the scope of the project, and how that distance is measured. The motion was duly seconded by Vice Chair Bright. All in favor. Motion passed 6–0.

5. Staff Announcements

Staff announced upcoming items anticipated for future DRB review, including the Stravenue Social proposal in the Sunshine Mile District and proposed façade modifications to the historic building adjacent to the north of the Old Fellows Building just reviewed. Staff also shared information regarding an upcoming cultural sensitivity training related to ground-disturbing activities.

6. Adjournment

The meeting adjourned at 10:38 a.m.

MG:CA:\PL – Advanced Planning – Documents\Special Districts\DRB – RNA & Other\Agendas-LARS-Summaries-Sign In Sheets\2025\1-9-25 DRB LAR Meeting Minutes.docx