



Design Review Board  
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## 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, March 20, 2026, 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, Acting Chair)  
Cade Hayes  
Grace Schau

#### Members Absent:

Caryl Clement  
Daniel Maher  
Chris Stebe (Chair)

**A quorum was established.**

### 2. Review and Approval of the 3/6/2026 Draft LAR and Meeting Minutes

#### Action Taken

A motion was made by Board Member Hayes to approve the March 6, 2026, Meeting Minutes and Legal Action Report. The motion was duly seconded by Board Member Anthony. Motion passed unanimously. 4-0.

### 3. Call to the Audience

No speakers came forward.

### 4. SD-0326-00035 – Hyatt Regency Hotel (Courtesy Review)

**Related Activity #:** TD-DEV-0126-00003

**Addresses:** 175, 177, 179, and 181 W Broadway Blvd

**Parcel #:** 11720019C and 11720019B

**Zoning:** OCR-2

**Review Type:** Rio Nuevo Area (RNA) Courtesy Review

**Action Taken**

This was a courtesy review requested by the DRB at the March 6, 2026 meeting.

### **Applicant's Presentation**

The applicant team presented the proposed rehabilitation of the former Hotel Arizona, to be reestablished as a Hyatt Regency. The project includes restoration of the 14-story building, upgrades to building systems and façade treatments, and significant site improvements focused on accessibility, circulation, and landscape enhancements. Key elements of the proposal included:

- Creation of an accessible pedestrian connection from Broadway Boulevard to the elevated site and historic Eckbo landscape area.
- Introduction of a new driveway and valet circulation route to improve access and reduce traffic impacts.
- Development of a new patio and public gathering space connected to the historic plaza via a pedestrian bridge and ramp.
- Improvements to pedestrian circulation, including new sidewalks, crosswalks, and enhanced connections to the Tucson Convention Center.
- Relocation and screening of mechanical equipment to minimize impacts on the historic landscape context.
- Landscape enhancements, including shade trees, native plantings, and restoration of the roundabout area.

The applicant emphasized the goal of improving public accessibility, reinforcing connections to surrounding downtown assets, and restoring the building's original architectural character.

### **DRB Discussion**

Board members discussed several aspects of the proposal, focusing on landscape design, pedestrian connectivity, safety, and overall site functionality.

Discussion included detailed review of the proposed planting palette, tree selection, and constraints along Broadway Bl., where limited planting space and overhead infrastructure require careful species selection. Members supported the use of smaller, context-appropriate trees and emphasized the importance of long-term viability and shade coverage.

The Board expressed strong support for the introduction of an accessible pedestrian route connecting the site to Broadway Bl. and the historic plaza, noting that this improvement significantly enhances public access and site integration. Members also discussed the importance of maintaining clear and safe pedestrian circulation throughout the site, including connections to the Tucson Convention Center.

Questions were raised regarding patio security and how the space would be managed after hours. The applicant clarified that controlled access points and security measures would be incorporated while maintaining public access through the pedestrian connection.

The Board also discussed the need for additional detail at formal review, including:

- a) Exterior lighting design to ensure pedestrian safety and compliance with glare control standards;
- b) Depict proposed control gates on plans for outdoor patio;
- c) Include on shade study time and day, and calculations;
- d) Signage concepts and placement consistent with design criteria;

- e) Final paving materials and finishes;
- f) Irrigation strategies for landscaped areas and container plantings; and
- g) List RNA requirements, and for each item, provide a brief narrative explaining how project complies.

As this was a courtesy review, no formal recommendation or action was taken.

**5. Staff Announcements**

Staff informed the Board that the Hyatt Regency project is anticipated to return for formal review at the April 3, 2026 meeting. Additional upcoming items include a large establishment review for a proposed Costco development, which will require an extensive DRB review process, and a solar ramada in the former Udall Building site in downtown.

**6. Adjournment**

The meeting adjourned at approximately 9:03 AM.