



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 28, 2022, 7:30 a.m.**

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

- |                                     |                |
|-------------------------------------|----------------|
| <b>1. Call to Order / Roll Call</b> | <b>7:36 AM</b> |
| Rosemary Bright                     | Absent         |
| Susannah Dickinson                  | Present        |
| Caryl Clement                       | Present        |
| Nathan Kappler                      | Present        |
| Chris Stebe                         | Present        |

**A quorum was established.**

- 2. Review and Approval of the 12/3/2021 LAR and Meeting Minutes** **Action Taken**  
Motion was made by DRB Member Clement to approve the LAR and draft minutes of December 3, 2021. Motion was duly seconded by Member Dickinson. All in favor. Motion passed 4-0.

- 3. Case # RNA-DRB-22-01\_([T21SA00548](#)) – Façade Modifications for Expansion of Highwire Bar**

**[30 S ARIZONA AV](#), Parcel # [11706195A](#)**

**Associated Construction Documents: [T21CM08562](#)**

**OCR-2, Rio Nuevo Area (RNA) Review**

**Action Taken**

Staff introduced the case, informing the DRB of the results of the PRS review on the project on January 27, 2022, where the PRS recommended approval to the PDS Director with two conditions: 1) The mullions and brackets of the entry door and garage-style door to be aligned similarly to the existing doors in the current Highwire Bar location; and 2) The painted signage above the garage-style door to remain.

The applicant presented the project to the DRB, providing the following clarifications in respond to questions posed by the DRB:

- The separation column between entry door and garage door was an add on to the building done previously sometime in the past;
- The rendering shows the separation column using the same type of bricks as the rest of the building, just because of the software, but the project does not propose any exterior changes to the building, except for the proposed new windows and doors;
- The materials and finishes of the new windows and doors will match those of the existing building where Highwire Bar is currently located; and
- The existing outdoor lighting will be maintained.

The Historic Preservation Officer indicated: 1) The Tucson-Pima Historical Commission Plans Review Subcommittee (PRS) did not discuss the separation column between the entry door and the garage door; 2) Changing the colors or using other materials on the separation column can call more attention to the column itself, and would require another review by the PRS; 3) It is not know when the separation column was added, but by itself could potentially be considered a historic element of the building. The applicant revised the renderings as requested by the PRS.

Motion was made by Member Stebe to recommend to the PDSB Director approval, finding the project in compliance with the design standards in UDC Sections 5.12.7.C. and 5.1.7.D, as presented by the applicant. The motion was duly seconded by Member Dickinson. Motion passed by a voice vote of 4-0. Motion passed unanimously.

**4. Case # RNA-DRB-22-02 ([T22SA00024](#)) – New Upper Deck Patio & Shade Structure for Beer Garden of Reilly Craft Pizza & Drink**

**[101 E PENNINGTON ST](#), Parcel # [11711102A](#)**

**Associated Construction Documents: [DP21-0321](#)**

**OCR-2, Rio Nuevo Area (RNA) Review**

**Action Taken**

Staff introduced the case and the applicant presented the project to the DRB, providing the following clarifications in respond to questions posed by the DRB:

- a) The roof drainage will not be changed; the fabric of the ramada is thick and water resistant, and the pavers will help with management of rainwater;
- b) The DRB approved in 2012 the shade analysis provided for the existing beer garden building;
- c) The shade structure stops and the gap for the bar;
- d) On the south elevation, the proposed columns of the shade align with the existing steel columns inside the building, duplicating in that way the skeleton of the building;
- e) There are no plans to add a roll-down shade on the west side of the upper deck; a five-foot wall on the west side of the upper deck will provide protection and shade to the bar; and
- f) No changes are proposed to the existing building, but the west elevation is being changed with the addition of the upper deck patio and shade structure.

Staff indicated that if a roll-down shade was to be provided in the future, it would need to be evaluated by staff to determine if the modification to the design packet will require review by the DRB.

Motion was made by Member Kappler to recommend to the PDSB Director approval, finding the project in compliance with the design standards in UDC Sections 5.12.7.C. and 5.1.7.D, as presented by the applicant. The motion was duly seconded by Member Clement. Motion passed by a voice vote of 4-0. Motion passed unanimously.

**5. Call to the Audience**

No speakers.

**6. Staff Announcements**

**Informational**

Staff informed the DRB of the upcoming February 2, 2022 workshop for businesses regarding the Sunshine Mile District (SMD) urban overlay, and the process to amend the Infill Incentive District this year. DRB

members requested staff to include their names in the invitations for public participation of the IID code revisions, and requested staff the DRB is updated with presentation(s) on drafts before they go through the formal review process.

DRB Member Clement provided the results of the review of the TEP lines along Silverbell Road by the Board of Adjustment (BofA) on December 15, 2021. Ms. Clement indicated the BofA disregarded the DRB's recommendations, since they thought the recommendations were not directly related to the variance requested. For future roadway improvements where review will be required by the BofA and the DRB, the DRB requested staff that both review bodies are updated early in the design process. Staff indicated the request will be shared with the Department of Transportation and Mobility.

## **7. Adjournment**

Meeting adjourned at 9:01 AM.