



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, March 22, 2024, 7:30 a.m.**

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

<b>1. Call to Order / Roll Call</b>	<b>7:35 AM</b>
Paige Anthony	Recused
Rosemary Bright, Vice Chair	Absent
Caryl Clement	Absent
Susannah Dickinson	Present
Nathan Kappler	Present
Grace Schau	Present
Chris Stebe, Chair	Recused

**A quorum was established.**

- 2. Review and Approval of the 2/23/2024 LAR and Meeting Minutes** **Action Taken**  
The motion was made by DRB Member Dickinson to approve the LAR and draft minutes of March 15, 2024. The motion was duly seconded by DRB Member Schau. All in favor. Motion passed 3-0.

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

**1. El Presidio Neighborhood Reactivation**

**Activity #:** [SD-1223-00145](#)

**Associated Activity #s:** [TD-DEV-1123-00455](#), [TD-DEV-1123-00460](#), [TD-DEV-1123-00461](#), [TD-DEV-1123-00462](#), [TD-DEV-1123-00463](#)

**Addresses:** [200 N Court Av](#), [101 N Stone Av](#), [177 N Church Av](#), [166 W Alameda St](#), [310 W Alameda St](#), [325 N Church Av](#)

**Parcel #s:** [116192320](#), [11711064C](#), [117110170](#), [117200010](#), [117200020](#), [117200030](#)

**Rio Nuevo Area (RNA) Review**

**Action Taken**

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

- a) None of the improvement areas provide 50% shade, due to constraints from utility lines, ADA accessibility, existing bike racks, the existing amphitheater in Jacome Plaza, and to maintain access for emergency vehicles. Additionally, number and size of trees is limited to maintain the historical context of the area; shade trees are being provided where feasible, increasing shade for the project as a whole;
- b) As of today, proposed structures are to remain for two to three years. After that, the project will be re-evaluated. Trees planted for this project will remain beyond 3 years;
- c) Street paint will be added to the sidewalks and asphalt, aiding with the heat island effect to an extent.

Staff provided the following clarifications in response to DRB questions:

- a) Projects that had been reviewed by the DRB presented different designs and constraints. Projects are reviewed on a case-by-case basis, so no precedent is being established for shade requirements.

A motion was made by DRB member Kappler that the Design Review Board has reviewed the applicant's project for compliance with the Rio Nuevo area design criteria and recommend to the Planning & Development Service Director APPROVAL, finding the project in compliance with the building design standards set forth in UDC Section 5.12.7.C 1-15 and 5.12.7.D with all constraints considered including historic and archaeological context, ADA, and fire access requirements, and given the non-permanent, temporary nature of the project. The motion was duly seconded by DRB Member Schau. The motion passed by a voice vote of 3-0. The motion passed unanimously.

#### **4. Staff Announcements**

#### **Informational**

No specific projects are lined up for the DRB meeting on April 5, 2024. However, a meeting with the Zoning Administrator is anticipated to take place at some point in the future either during the next review or scheduled as a separate meeting, to discuss the applicability of RNA criteria, depending on the type of project being presented to the DRB. Staff reminded DRB Members they can serve for up to two consecutive terms on the Board.

#### **5. Adjournment**

Meeting adjourned at 8:22 AM.