



Design Review Board
P.O. Box 27210
Tucson, Arizona 85726-7210
Phone: (520) 791-4213
TDD: (520) 791-2639

DESIGN REVIEW BOARD (DRB)

MEETING NOTICE AND AGENDA

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the **Design Review Board (DRB)** and to the general public that the DRB will hold the following virtual meeting which will be open to the public on:

Friday, November 7, 2025, 8:30 AM

If a member of the public wishes to join through the remote format on a computer, mobile app room device, or telephone:

[Join the meeting now](#)

Meeting ID: 222 333 620 360 0

Passcode: XA7iK6Xr

Dial in by phone

[+1 213-293-2303,,680721848#](#) United States, Los Angeles

Phone conference ID: 680 721 848#

For materials in accessible formats, and/or materials in a language other than English, please contact María Gayosso at (520) 837-6972, Maria.Gayosso@tucsonaz.gov, no later than Monday November 3, 2025.

Para solicitar materiales en formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, Maria.Gayosso@tucsonaz.gov, a más tardar el Lunes 3 de Noviembre de 2025.

AGENDA

1. Call to Order / Roll Call

Paige Anthony
Rosemary Bright (Vice Chair)
Caryl Clement
Cade Hayes

Daniel Maher
Grace Schau
Chris Stebe (Chair)

2. Election of Chair and Vice Chair

Action

Per the DRB's [Rules of Procedure dated 6/21/2019](#), section 2.A, the DRB shall elect a Chair and Vice Chair from among its regular members. The terms of the Chair and Vice Chair are one year, which shall commence in February of each year.

3. Review and approval of the 9/5/2025 Draft LAR and Meeting Minutes

Action

4. Call to the Audience

5. [SD-1025-00157](#) – Awning Replacement

Related Activity #: [TC-COM-0825-01572](#)

Address: [29 W Congress St](#) (Parcel # [117120360](#))

[OCR-2 Zoning](#)

[Rio Nuevo Area \(RNA\) Review](#)

Action

The Applicant's Request:

Arizona Awnings & Canvas, on behalf of the property owner, Hazen Congress LCC, proposes the [replacement of the existing awning](#) with a new corrugated metal awning, maintaining the same overall dimensions.

The site is located within the Rio Nuevo Area (RNA) overlay zone, with the existing structure designated as contributing to the Downtown Tucson National Register Historic District. On October 23, 2025, the Tucson Pima County Historical Commission's Plans Review Subcommittee (PRS) reviewed the proposal as a minor review, indicating *"The awning shape and material are both fine. The two posts need to be removed though as these are not consistent with the character of awnings in the downtown district; all other awnings are cantilevered / supported only by attachment to the facade."*

The DRB's Purview:

In accordance with UDC Section 2.2.6.C.14 and 5.12.7.F.3, the DRB reviews and forwards a recommendation of all requests in the Rio Nuevo Area (RNA) to the Planning & Development Services (PDSD) Director, as provided in UDC Sections 5.12.2.C.1 and 5.12.4.D. In formulating its recommendation, the DRB shall apply the design standards in UDC Sections 5.12.7.C. and 5.1.7.D (See Attachment A).

MOTION: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO AREA DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE DESIGN STANDARDS SET FORTH IN UDC SECTION 5.12.7.C 1-15 AND 5.12.7.D (SEE ATTACHMENT A) (SUBJECT TO THE FOLLOWING CONDITIONS).

6. **SD-0625-00098, Pueblo Vida – Improvements for Restaurant/Bar**

Related Activity #: **TC-COM-0925-01658, TC-COM-0625-01128**

Address: **121 E Broadway Bl** (Parcel # **11706194A**)

OCR-2 Zoning

Rio Nuevo Area (RNA) Review

Action

The Applicant's Request:

FORS Architecture, on behalf of the property owner, Broadway Downtown LCC, proposes improvements to the existing vacant structure on site for a new Food Service and Alcoholic Beverage Service land uses. Proposal includes: 1) Awning and windows replacement; 2) Metal screen removal; 3) Replacement of alley garage door with new door and window system; 4) Brick patching and replacement; and 5) Installation of two new planter boxes along Broadway Bl.

The site is located within the Rio Nuevo Area (RNA) overlay zone, with the existing structure designated as contributing to the Downtown Tucson National Register Historic District. On October 23, 2025, the Tucson Pima County Historical Commission's Plans Review Subcommittee (PRS) reviewed the proposal and recommended approval, with the following conditions: 1) Windows 9, 10, and 11 be constructed to emulate the existing single-hung windows with the lower sash being inset from the upper sash; and 2) If structural issues are found during masonry repair, the applicant should consult with the Historic Preservation Office.

The DRB's Purview:

In accordance with UDC Section 2.2.6.C.14 and 5.12.7.F.3, the DRB reviews and forwards a recommendation of all requests in the Rio Nuevo Area (RNA) to the Planning & Development Services (PDSD) Director, as provided in UDC Sections 5.12.2.C.1 and 5.12.4.D. In formulating its recommendation, the DRB shall apply the design standards in UDC Sections 5.12.7.C. and 5.1.7.D (See Attachment A).

MOTION: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO AREA DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE DESIGN STANDARDS SET FORTH IN UDC SECTION 5.12.7.C 1-15 AND 5.12.7.D (SEE ATTACHMENT A) (SUBJECT TO THE FOLLOWING CONDITIONS).

7. **TP-ENT-1025-00021 – New TEP Vine Substation**

1602, 1610, 1640, & 1730 N Vine Av, Parcel # 12310001K

R-2 Zoning

Special Exception Request

Action

This is a request by Sonoran Land Resources, on behalf of the property owner, Tucson Electric Power Co. (TEP), to allow for construction of a new 138 kilovolt electric power substation as a Special Exception Distribution System land use in the R-2 zone. Previously this same proposal by TEP for Special Exception request for setback relief and higher wall height was heard and denied by the Zoning Examiner on May 13, 2021 (SE-20-16). The denial was based on findings/conclusions that there was no final determined transmission line route for connection to the Vine Substation. Previous to the Zoning Examiner's hearing this project was reviewed by the DRB on April 9, 2021, under case numbers DRB-21-03 / SE-20-16.

The applicant has re-submitted the proposal under Activity # TP-ENT-1025-00021 for the Vine Substation in preparation for re-filing for Special Exception since a finalized transmission line route has now been approved by the Arizona

Corporation Commission known as “Route B4”. Route B4 is the combination of Route 4 from Kino to Vine and Route B from Vine to DeMoss Petrie.

Distribution System land uses in the R-2 zone are subject to Sections 4.9.11.A.1, .2, .5, .8, .9, and .11. of the Unified Development Code (UDC) and requires approval through a Zoning Examiner Special Exception Procedure, Sec. 3.4.3. as well as review by the Design Review Board. This item is scheduled for a Zoning Examiner Public Hearing on May 6, 2021.

The DRB’s Purview:

In accordance with UDC Section 4.9.11.A.8 (Use-Specific Standards, Utilities Use Group, Distribution System):

Any building housing such facility shall be in keeping with the character of the zone in which it is located. The Design Review Board (DRB) shall review all applications and make recommendations to the Zoning Examiner. The DRB shall review architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, light of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features.

Motion: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT’S PROJECT FOR COMPLIANCE WITH SPECIAL EXCEPTION USE-SPECIFIC STANDARDS FOR A UTILITIES DISTRIBUTION SYSTEM AND FINDS THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE USE-SPECIFIC STANDARD SET FORTH IN UDC SECTION 4.9.11.A.8.

8. Staff Announcements

Informational

9. Adjournment

ATTACHMENT A:
RIO NUEVO AREA (RNA) DESIGN CRITERIA

In accordance with UDC Section 2.2.6.C.14 and 5.12.7.F.3, the DRB reviews and forwards a recommendation all requests in the Rio Nuevo Area (RNA) to the Planning & Development Services (PDSD) Director, as provided in UDC Sections 5.12.2.C.1 and 5.12.4.D. In formulating its recommendation, the DRB shall apply the design standards in UDC Section 5.12.7.C and UDC Section 5.1.7.D.

UDC Section 5.12.7.C Rio Nuevo Area - Building Design Standards

Development within the RNA is required to comply with the following building design standards:

1. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale pursuant to Section 5.12.8.B, *Development Transition Standards*. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long range plans should be consulted for guidance as to appropriate heights;
 2. All new construction must be consistent with the prevailing setback existing within its development zone except that the PDSD Director may approve a different setback than the prevailing setback upon a written finding during the review process that a different setback is warranted by site conditions or applicable development design goals consistent with Section 5.12.1, *Purpose*, and the proposed setback will not be incompatible with adjacent properties, as defined in Section 11.4.2.A;
 3. All new construction shall provide scale defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies;
 4. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features;
 5. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades;
 6. Building façade design shall include pedestrian-scaled, down-shielded, and glare controlled exterior building and window lighting;
 7. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies;
 8. Modifications to the exterior of historic buildings shall complement the overall historic context of the Downtown and respect the architectural integrity of the historic façade;
 9. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare;
 10. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided;
 11. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structure or vegetation, where permitted by the City;
 12. Colors may conform to the overall color palette and context of the Downtown area or may be used expressively to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal;
 13. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area;
 14. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building; and,
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ATTACHMENT A:
RIO NUEVO AREA (RNA) DESIGN CRITERIA (Continued)

15. Primary public entries shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas.

UDC Section 5.12.7.D Rio Nuevo Area – Site Design Standards

Development within the RNA is required to comply with the following site design standards:

1. Vehicular Circulation

- a. All parking area access lanes (PAALs) adjacent to buildings shall have pedestrian circulation paths between the PAAL and the building, with a minimum width of six feet.
- b. The locations of all points of vehicular ingress and egress shall be perpendicular to the intersecting street. Points of ingress and egress points shall be designed to minimize vehicular/pedestrian and vehicular/bicycle conflicts. Adequate storage for vehicular queuing at parking facilities shall be contained on site. Right turn bays are strongly discouraged. Points of ingress and egress shall be minimized wherever possible. Additional temporary ingress and egress locations may be permitted for parking structures when occasional high peak period traffic flows (i.e., parking facilities for event venues) are anticipated.

2. Parking

- a. General Parking standards are listed in Section 7.4. Some properties in the RNA may also be located in the Downtown Parking District, which allows a reduction in the number of parking spaces as provided in Section 7.4.5.B.
- b. Screening of Parking All new parking shall be designed so that vehicles are not visible from the adjoining street level, through incorporation of pedestrian arcades, occupied space, or display space.
- c. Employee Parking Employee parking for all uses should be provided at remote locations in order to maximize the availability of space for development.

3. Plazas and Open Space

The fundamental objective of the design standards in this Section 5.12.7.D.3 is to encourage public and private investments to enhance the character and function of Downtown's pedestrian environment.

a. Plazas and Pedestrian Nodes

Five percent of the gross floor area of new construction shall be provided in public plazas or courtyards. Open space plazas, courtyards, and patios are landscaped outdoor areas designed to accommodate multiple uses, from large gatherings of the people for performing arts to smaller gatherings. The plazas and courtyards will be one of the ways that spaces and uses can be linked. The requirement of this section may be waived or reduced by the PDSD Director upon a written finding during the review process that the development enhances the downtown pedestrian environment even with a smaller percent or elimination of the requirement.

ATTACHMENT A:
RIO NUEVO AREA (RNA) DESIGN CRITERIA (Continued)

b. Viewshed Corridors

Views of all historic properties and all natural elements surrounding the Downtown should be considered during design. Plazas, courtyards, and open spaces shall be sited to include views to other public spaces, where feasible.

c. Linkages (Physical and Visual)

Neighborhood linkages shall be maintained throughout Downtown.

4. Streetscape

a. Streetscapes must be consistent with the Streetscape Design Policy. In streetscape design, priority is given to pedestrians.

b. Shade

Shade shall be provided for at least 50 percent of all sidewalks and pedestrian pathways as measured at 12:00 p.m. on June 21 when the sun is 82° above the horizon (based on 32°N Latitude). Shade may be provided by arcades, canopies, or shade structures, provided they and their location and design characteristics are compatible with the prevailing and design context of the street and the architectural integrity of the building. Deciduous trees, as proposed in the Downtown Comprehensive Street Tree Plan, are encouraged to supplement existing evergreen trees. The use of plantings and shade structures in the City right-of-way are permitted to meet this standard with the approval of the Department of Transportation. The shade provided by a building may serve to meet this standard.