



Design Review Board
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*****DESIGN REVIEW BOARD (DRB)*****

MEETING NOTICE AND AGENDA - AMENDED

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, February 20, 2026, 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: 235 575 815 665 63

Passcode: pT6eW6Sc

Dial in by phone

[+1 213-293-2303,,710813390#](#) United States, Los Angeles

[Find a local number](#)

Phone conference ID: 710 813 390#

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 February 16, 2026.

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 16 de Febrero de 2026.

AGENDA

1. Call to Order / Roll Call

Paige Anthony
Rosemary Bright (Vice Chair)
Andrew Christopher, President of the Arroyo Chico Neighborhood Association (only for Sunshine Mile District review)
Caryl Clement
Cade Hayes
Daniel Maher
Grace Schau
Chris Stebe (Chair)
Richard Fe Tom, Design Professional (only for Sunshine Mile District review)

2. Review and approval of the 1/9/2026 Draft LAR and Meeting Minutes

Action

3. Call to the Audience

4. SD-1125-00170 – Stravenue Social

Related Activity #s [TC-COM-1025-01978](#)

Addresses: [2330 E BROADWAY BL](#), [2354 E BROADWAY BL](#), and [2358 E BROADWAY BL](#)

Parcel #s: [12901013A](#), [12901012A](#), [12901011A](#), Zoning: [C-1](#)

[Sunshine Mile District \(SMD\) Review](#)

Action

The Applicant's Request:

Bramic Design Group, on behalf of the Rio Nuevo Multipurpose Facilities District, is proposing a change of use from Retail to Food Service, Alcoholic Beverage Service, and Commercial Recreation land uses. The [project](#) also proposes exterior modifications of the existing buildings, and the installation of a new Welcome sign across the access driveway to/from Broadway Bl., with parking and refuse collection to be provided at the parcel adjacent to the south of the project's site, addressed [150 S Tucson Bl](#) (Parcel # [12901024J](#)).

The project's site is currently zoned C-1 commercial and is within the Sunshine Mile Overlay District (SMD), Mid-Century Subdistrict. All structures on site are designated as contributing to the Sunshine Mile National Register Historic District.

The City's [Design Professional reviewed](#) the proposal on January 22, 2026 and February 4, 2026, and has recommended approval. On February 12, 2026, the Tucson-Pima County Historical Commission's Plans Review Subcommittee (PRS) also reviewed the project, recommending approval as presented by the applicant, with the following conditions: 1) Provide relief or joint at infilled windows to clearly delineate the extent of the original openings; and 2) The thru-wall A/C opening including wood header, and any other miscellaneous non-original openings, may be infilled to blend with the adjacent brick wall.

The DRB's Purview:

In accordance with Unified Development Code (UDC) Section [2.2.6.C.16](#), the SMD-DRB reviews development projects submitted using the SMD zoning option, and forwards a recommendation to the Planning & Development Services Department (PDSD) Director. Per UDC Section [5.13](#) and [SMD](#) Section II.D.5, the SMD-DRB reviews projects for compliance with applicable SMD design standards and guidelines (Sections III & IV). SMD standards and guidelines specified in the [SMD document](#) (Ordinance [11872](#)). Also, per [SMD](#) Section II.D.5.d.2, the SMD-DRB may continue the item being reviewed one time, unless the applicant asks for further continuances.

MOTION: THE SUNSHINE MILE DISTRICT DESIGN REVIEW BOARD (SMD-DRB) HAS REVIEWED THE APPLICANT’S PROJECT FOR COMPLIANCE WITH SUNSHINE MILE DISTRICT (SMD) DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR [APPROVAL] [DENIAL], FINDING THE PROJECT [IN COMPLIANCE] [NOT IN COMPLIANCE] WITH THE STANDARDS AND GUIDELINES SET FORTH IN SMD SECTIONS III AND IV [SUBJECT TO THE FOLLOWING CONDITIONS].

5. Tucson Warehouse & Transfer Co. Design Center (Benjamin Supply Site)

Related Activity #s: [TD-DEV-0425-00121](#), [TC-COM-0925-01698](#)

Address: [440 N 7TH AV](#)

Parcel #: [11705056C](#)

Zoning: [I-1](#), [C-3](#)

Rio Nuevo Area (RNA) Review

Courtesy Review

The applicant requests a courtesy review of the proposed Urban Street Apartments. This is a courtesy review and no formal action will be taken.

The Applicant’s Request:

Repp+McLain Design & Construction, on behalf of AJB Properties LLC, is proposing exterior and interior renovations to the existing structures for the existing plumbing business, and the activation of unused warehouse floor for a multilevel appliance and design center, converting into retail space for design-related businesses, and a presentation kitchen for demonstrations and community culinary events. The applicant is also proposing improvements to the parking area, and new landscaping.

The site is located within the Rio Nuevo Area (RNA) overlay zone, with six of the eight existing structures on site designated as contributing to the Warehouse National Register Historic District.

6. Staff Announcements

Informational

7. 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 § 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 § 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.