

# DESIGN REVIEW BOARD

## For Rio Nuevo Review

Available online but not included with this application

- B/A & DRB Process Deadlines and Meeting Schedules
- Fee Schedule for Special Applications
- Development Standard 9-05.0 Rio Nuevo and Downtown (RND) Zone

Case Number Issued: RND - \_\_\_\_\_ - \_\_\_\_\_

Related Case No. \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

## Design Review Board (DRB) APPLICATION

Submit application by appointment, in person to 201 N. Stone, 2<sup>nd</sup> Floor North.

### PROPERTY INFORMATION:

**PROJECT NAME:** \_\_\_\_\_  
(For example: Al's Bar & Grill, Jones Residence Carport Addition, or Palo Verde Shopping Center, etc.)

**PROJECT ADDRESS:** \_\_\_\_\_  
(NOTE: If the site is vacant ask Pima Co. Addressing, 201 N. Stone, for an Administrative Address)

**ZONING OF PROPERTY:** \_\_\_\_\_ (For example: R-1, C-2, I-1 or R-1/C1 Authorized, etc.)

**PROJECT TYPE (check all that apply):**

- |  |  |
|--|--|
| <input type="checkbox"/> New building on vacant land       | <input type="checkbox"/> New building on developed land              |
| <input type="checkbox"/> New addition to existing building | <input type="checkbox"/> Change of Use to existing building          |
| <input type="checkbox"/> Existing building needs permits   | <input type="checkbox"/> Modification to façade of existing building |
| <input type="checkbox"/> Other (Explain) _____             |  |

### APPLICANT INFORMATION:

**AGENT ( The person processing the application and who staff will send mailings to):**

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

\_\_\_\_\_ **ZIP:** \_\_\_\_\_

**PHONE:** (    ) \_\_\_\_\_ - \_\_\_\_\_ **FAX:** (    ) \_\_\_\_\_ - \_\_\_\_\_

**[PROPERTY OWNER/S ( If ownership in escrow, please note):**

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

\_\_\_\_\_ **ZIP:** \_\_\_\_\_

**PHONE:** (    ) \_\_\_\_\_ - \_\_\_\_\_ **FAX:** (    ) \_\_\_\_\_ - \_\_\_\_\_

**[ SIGNATURE OF PROPERTY OWNER ]:**

\_\_\_\_\_

**DESIGN REVIEW BOARD**  
**FOR RIO NUEVO PROJECTS**

- Fee
  
- 1 copy of the completed and signed DRB application
  
- 1 copy of the **Final** LUC compliance review comments as issued by PDS Review Staff (If project has been submitted for plan review.)
  
- 1 copy of the Design Context and Compatibility Report (DCCR) per DS 9-05.2 through .4
  
- 1 copy of the Project Compliance with Design Criteria per LUC 2.8.10.5.A-.K (can be incorporated into the DCCR).
  
- 8 sets of photographs of the project site and surrounding area (views to the north, south, east, and west) - color copies required. Please label.
  
- 8 copies of the site plan at 11"x17", folded\*, plus 1 large size, folded to city standard
  
- 8 copies of the elevation drawings at 11"x17", folded\* plus 1 full-size copy, folded to city standard
  
- 8 copies of the landscape plan at 11"x17" folded\*, plus 1 full-size copy, folded to city standard
  
- 1 copy of the Pima County Assessor's property information (current printout)
  
- 1 copy of the Pima County Assessor's map for the property

**\*For 11" X 17" format fold as follows: With plan face up bring right side to left side (text to text), align edges and crease right edge. Bring top corner of open edge (top panel only) down to center of right folded edge (creates a diagonal edge on left), align and crease.**

# **DESIGN CONTEXT AND COMPATIBILITY REPORT (DCCR)**

## **Per Development Standard (DS) 9-05.2 through .4**

### **REFER TO DEVELOPMENT STANDARD (DS) 9-05.0 FOR COMPLETE INFORMATION**

#### **9-05.2.2 DESIGN CONTEXT AND COMPATIBILITY REPORT**

As part of the submittal requirements for development review within the RND Zone, the applicant must submit a Design Context and Compatibility Report. This report should be a succinct introduction to the project, limited to two to three pages, that demonstrates the applicant's understanding of the regional, community, and site-specific design contexts. The report format may be a combination of text and graphics. If the project design departs from the established context or does not comply with mandatory design criteria in this Standard, the report must explain the reason for an alternate design solution. Responses to the following Design Principles and Criteria must be incorporated into the report.

#### **9-05.3 DESIGN PRINCIPLES**

- 3.1 Diversity
- 3.2 Design in Context
  - A. Regional Context
  - B. Community Context
  - C. Site Context – Development Zone
- 3.3 Accessibility

#### **9-05.4 DESIGN CRITERIA**

- 4.1 Overall Site Design
- 4.2 Building and Structures
- 4.3 Circulation and Parking
- 4.4 Pedestrian Plazas and Open Space
- 4.5 Streetscape
- 4.6 Signage
- 4.7 Resource Conservation

## **DESIGN CRITERIA**

### **LUC Section 2.8.10.5**

Development within the Rio Nuevo and Downtown (RND) Zone shall meet the design principles set forth in LUC Sec. 2.8.10.5. Please describe how the project complies with each of the following:

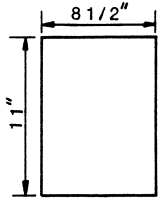
- A. The proposed buildings should respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long-range plans should be consulted for guidance as to appropriate heights.
- B. All new construction shall maintain the prevailing setback existing within its development zone.
- C. 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.
- D. 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 fifty (50) percent of the building frontage providing such features.
- E. A single plane of a façade at the street level may not be longer than fifty (50) feet without architectural relief or articulation.
- F. Building façade design shall include pedestrian-scaled, down-shielded, and glare-controlled exterior building and window lighting.
- G. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies.
- H. 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.
- I. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare.
- J. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided.
- K. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation, where permitted by the City of Tucson.

NOTE: The description of how the project complies with LUC Section 2.8.10.5.A-K may be incorporated in the Design Context and Compatibility Report

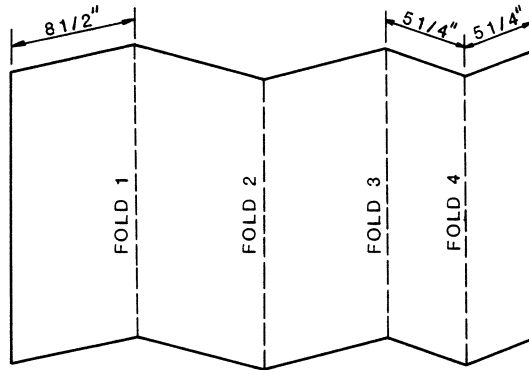
# City Standard for Folding Plans

## STEP 1

Using an 8 1/2" X 11" size sheet of paper as a guide, make folds 1, 2, and 3.



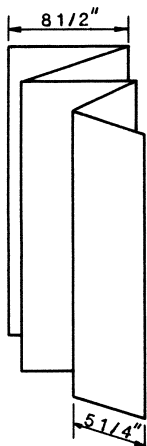
This instruction sheet is 8 1/2" X 11" size.



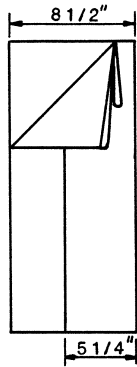
## STEP 2

Fold the remaining 10 1/2" in half; this completes fold number 4.

## STEP 3

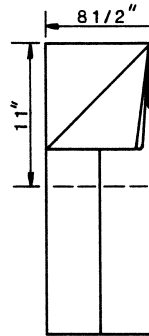


With the 5 1/4" fold to the right

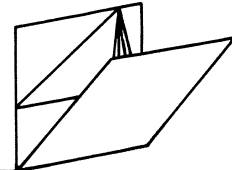


Fold down the corner, all but the last panel.

## STEP 4

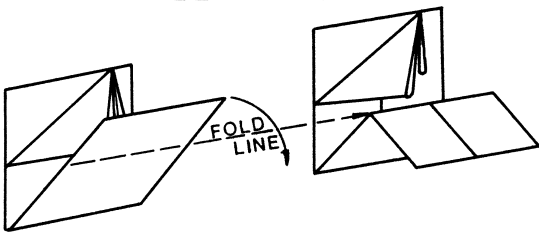


FOLD LINE



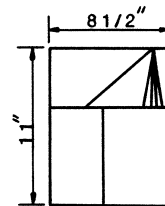
Fold the lower portion up.

## STEP 5



Fold the front part in half.

## STEP 6



The folded print should be 8 1/2" X 11".