



Design Review Board  
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## **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, February 20, 2026, 8:30 AM**

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

### **1. Call to Order / Roll Call, 8:31 AM**

#### **Members Present:**

Paige Anthony

Rosemary Bright (Vice Chair)

Andrew Christopher (for Sunshine Mile District Item 4 only)

Caryl Clement – Recused from Item 4

Cade Hayes – Left meeting at 10:00 AM, quorum was maintained

Daniel Maher – Left meeting at 10:00 AM, quorum was maintained

Grace Schau

Chris Stebe (Chair)

Richard Fe Tom (for Sunshine Mile District Item 4 only)

#### **Members Absent:**

None.

**A quorum was established.**

### **2. Review and Approval of 1/9/2026 Draft LAR and Meeting Minutes**

#### **Action Taken**

A motion was made by Chair Stebe to approve the 1/9/2026 Meeting Minutes and the Legal Action Report. The motion was duly seconded by Vice Chair Bright. All in favor. Motion passed 7-0 unanimously.

### **3. Call to the Audience**

No speakers came forward.

**4. SD-1125-00170 – Stravenue Social**

**Related Activity #: 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 Taken**

**Staff Clarifications**

Staff introduced the project and clarified that parking and refuse collection will be located on a separate parcel to the south, which is not part of this review. The proposed welcome sign spanning the driveway will be reviewed under a separate sign permit.

Staff also informed the City’s Design Professional reviewed the proposal on January 22 and February 4, 2026 and recommended approval, and that on February 12, 2026, the Tucson-Pima County Historical Commission’s Plans Review Subcommittee reviewed the project and recommended approval as presented, 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 City’s Design Professional also provided an overview of his review of the project.

**Applicant’s Presentation**

The applicant presented the proposed façade updates, restoration of the east corner to reflect its original architectural character, preservation of brick materials, and activation of the alley frontage. The proposal includes patio areas and improved pedestrian circulation from the alley and parking area.

The applicant also addressed the conditions recommended by the PRS, confirming that infilled window openings would be recessed to differentiate original openings and that non-original A/C openings would be appropriately treated.

**DRB Discussion**

Board members discussed pedestrian connectivity from Broadway to the building façades, including ADA compliance and grade constraints. The Board emphasized the importance of reinforcing pedestrian-oriented access from the public sidewalk, not solely from the rear parking area. Lighting shown in the renderings was discussed, with members noting the need to ensure compliance with the City’s Dark Sky Ordinance.

The proposed arched sign feature spanning between buildings was also discussed in terms of architectural expression and differentiation from the historic structures. Staff and the Historic Preservation Officer confirmed that PRS had reviewed the design of the sign and found it acceptable.

**Motion**

Motion was made by Vice Chair Bright to recommend approval, finding the project in compliance with the Sunshine Mile District Design design criteria, subject to the following conditions: 1) Applicant to further explore pedestrian connectivity to the project, particularly along the north side and ensure that both buildings are accessible as well as potentially adding convenience steps to encourage pedestrian access; and 2) Applicant is encouraged to take a look at dark sky ordinance and ensure that lighting complies with it. The motion was duly seconded by Chair Stebe. Motion passed 7–0, with DRB Member Clement recusing.

**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**

**Staff Clarifications**

Staff introduced the proposal for proposed modifications to the site and existing structures. Staff also informed the DRB the project is scheduled for formal review by the Tucson Pima County Historical Commission's Plans Review Subcommittee on February 26, 2026.

**Applicant's Presentation**

The applicant presented proposed restoration of the historic façades, reactivation of upper floors within the tower building for a multilevel design center, parking lot reconstruction, pedestrian improvements, and landscape upgrades. The presentation described removal of non-original façade elements, new staircase and glazing at the northwest corner, installation of new high-performance infill panels, selective glazing additions, and preservation of historic features including the rooftop Tucson Warehouse sign, which is planned for evaluation, possible restoration, and reinstallation to its original location on the roof.

**DRB Discussion**

Board members provided feedback regarding:

- Landscape species selection and proximity of trees to the building façade;
- Pedestrian connectivity and sidewalk integration;
- Shade compliance and canopy coverage;
- Differentiation between historic and new materials;
- Preservation and restoration of the rooftop sign; and
- Storefront glazing modifications along the warehouse façade.

Members expressed overall support for the direction of the project and encouraged continued coordination with Historic Preservation staff.

No action was taken.

**6. Staff Announcements**

Staff noted that several Rio Nuevo Area projects are anticipated for upcoming meetings. Scheduling considerations were discussed if multiple large projects are submitted for the same meeting.

**7. Adjournment**

The meeting adjourned at approximately 10:47 AM.