



Main Gate Overlay District – Design Review Committee (MGO-DRC)

Thursday, March 07, 2019 at 4:30 PM

Public Works Building, 3rd Floor Conference Room
201 North Stone Avenue, Tucson, Arizona 85701

Legal Action Report & Meeting Summary

1. Call to Order/Roll Call 4:36 PM.

Present:

Rick Gonzalez, Chair
Noah Sensibar
Robert Smith
Jane McCollum
Thomas Warne

Absent:

Matt Williams
Robert Miller
Johnny Birkinbine

Staff Members:

Carolyn Laurie, Planning & Development Services
Daniel Bursuck, Planning & Development Services
Marilyn Kalthoff, Planning & Development Services

2. Approval of Draft Legal Action Report of February 06, 2019, Meeting

Motion by DRC Member Smith to approve, seconded by DRC Chair Gonzalez, All in favor, motion approved unanimously.

3. MGD-19-01 Aspire Tucson, 2, 947 North Park Ave. (T19SA00088)

Dan Bursuck of the Planning and Development Services Department is the lead planner associated with this case and provided the background information.

This project is primarily a residential student housing project or group dwelling and located at southwest corner of Park Avenue and 1st Street and is on a lot that currently houses the Chase Bank. In the proposal, there is currently one ground floor commercial space at the corner, where the chase bank will relocate.

As a point of clarification it is not located in Area 1 of the MGUOD and only subject to the standards in Section C and not Section D and allows for 8 stories not to exceed 96 feet.

There was a pre-application meeting on December 20, 2018 and items discussed at the meeting included the following:

- **Drive thru ATM being proposed**
- **Ground floor activation as it relates to the commercial along Park**
- **Public Art along the corner of Park Ave. and 1st Street**
- **Access to alley for emergency vehicles and how that will work**
- **Terraces for balcony areas and how defined**

Staff stated they have reviewed this proposal and believe it is in compliance with intent of the majority of the Design Standards within the Main Gate documents with areas staff believes there is room for improvement. Some of those include the following:

- South Elevation - would like more articulation, maybe something like red color highlights similar to Aspire 1 and the rest of Aspire 2, instead of the proposed gray.
- South Elevation - the pattern of the panels on the south side should be refined - something similar to Aspire 1 would be desired. This is an important view when looking from main gate.
- East Elevation - Concern about the amount of ground floor activation along this side
- East Elevation - Location of street light at corner of 2nd and Park in the middle of the sidewalk and very close to the pedestrian ramp
- East Elevation – Similar to the south elevation, would like to see more articulation of building
- East Elevation - View shed looking down 2nd Street towards terminus of road
- North Elevation - Lack of street activation on west 2/3rds of building face is what looks like a blank wall.
- North Elevation - Automotive and pedestrian conflicts along this side due to the drive-through
 - Per Section C-4.a.1 - "Where practicable, driveways should be located away from pedestrian facilities. However, if driveways cross pedestrian facilities, driveways to each property should be limited in number or shared by multiple properties in order to reduce the number of curb cuts and driveway crossings of pedestrian facilities."

Mr. Bursuck reminded the Main Gate District Design Review Committee that their role is defined in Section B-2.d. Per this section, the Design review for projects developed under the MGD zoning option that are three stories or greater, adjacent to Speedway Boulevard or Euclid Avenue, or in Area 1 shall be conducted by the Main Gate District Review Committee (DRC).

Additionally, per Section B-2.d.4, the DRC shall review applicable projects for compliance with the Standards of Section C-19 (Design Standards).

Rory Juneman with the Dinerstein group presented. (Slides of presentation can be viewed on the Main Gate Overlay District Review Committee landing- The link:

<https://www.tucsonaz.gov/pdsd/main-gate-overlay-district-review-committee>

Motion by DRC Chair Gonzalez, to continue the MGD-19-01, and to return to the DRC with issues addressed, seconded by DRC Member Smith, All in favor, motion approved unanimously.

4. Follow Up Design Review: MGD-18-02 Graduate Hotel and The Collective Apartments (T18SA00299)

For the record two DRC members are associated with this project and have recused themselves from this hearing, DRC Member Jane McCollum and DRC Member Thomas Warne are recused.

This is a courtesy review and will not be making any formal motions, no action to be taken and there is a quorum of three; Design Professional and DRC Chair, Rick Gonzalez, DRC Member Robert Smith, and DRC Member Noah Sensibar.

There was a hearing on this case August 27th and August 23rd, 2018, and the case passed with one stipulation made by the DRC Chair Gonzalez -recommended approval of the building with the stipulation on Landscaping and Lighting and Pedestrian areas, Plazas, and rooftops to be integrated and discussed with the DRC at a later date. Motion was seconded by DRC Member Miller.

DRC Member Tom Warne is recused from this case. Two things pointed out for the record- One request was made to come back and show the public plaza area that is not in the Main Gate overlay and part of the regular zoning and part of the overall project, interacts with it, and to see the final design as a courtesy. The second request during the approval process of what stipulations were just mentioned and will show those how the building is taking shape.

The Public Plaza will end up as a 50-year easement to the City of Tucson and will be maintained by the project and the Marshall Foundation. It will not be private land and will be a public easement for 50 years once completed.

Steve Bus of Core Campus LLC, Core-Up, and representing the Marshall Foundation, presented the project and discussed some of the changes that have taken place since August 27, 2018.

- Informational Kiosks to enhance DOT transit
- Stage, ground Water fountain, steel planters, sensitivity to water use and an attraction to the area and might have lighting, had to rebuild all the electrical system for the LED screen and entertainment, retail spaces shown
- Permit issues addressed, solar glare, floorplan adjustments, elevations adjustments, window and unit changes, trellis sections, night time view and how lit, murals, details at face of the building and tripping hazards addressed, Landscaping, Brick detail run parallel at face of the building, Piers and discouraging skateboarding and the way the curve facing outward shows how this would discourage skateboards
- Plaza will be completed after construction. August 2020 estimated-grand opening possibly end of September

5. Future Agenda Items

One more fairly large case within the next couple of months and located on the corner of Speedway and Park. It will be another housing project and a formal pre-application hearing was held and within approximately the next six weeks there will be another meeting and hopefully we can align the continued hearing with this one.

6. Call to the Audience

No members of the audience spoke.

7. Adjournment

Meeting adjourned at 6:12 PM.