



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

**Thursday, April 25, 2019 at 4:30 PM**

The Transit Building, 2<sup>nd</sup> Floor Conference Room

149 N. Stone, Tucson, Arizona 85701

### **Legal Action Report & Meeting Summary**

#### **1. Call to Order/Roll Call 4:30 PM.**

##### **Present:**

Rick Gonzalez, Chair  
Robert Smith  
Robert Miller  
Jane McCollum  
Johnny Birkinbine (quorum)

##### **Absent:**

Matt Williams  
Noah Sensibar  
Thomas Warne

##### **Staff Members:**

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

#### **2. Approval of Draft Legal Action Report of March 07, 2019, Meeting**

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

#### **3. MGD-19-01 Aspire Tucson, 2, 947 North Park Ave. (T19SA00088) continued from last meeting of 03/07/19**

Staff provided a minor outline of what was reviewed in the last meeting of March 07, 2019 as the DRC Committee did request this case be continued and requested that the applicant address some items.

This project is primarily a residential student housing project or group dwelling and located at southwest corner of Park Avenue and 1<sup>st</sup> 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 standards and guidelines and allows for 8 stories not to exceed 96 feet.

This is the second review of the project from last meeting of March 07, 2019 and the applicant received some feedback to come back and address some items the DRC Committee requested.

An overview of the items requested to be addressed are:

- Look at the south elevations as it is an important view from Main Gate from point south needs more articulation and the monochromatic scheme.
- East Elevation - Location of street light at corner of 2nd and Park in the middle of the sidewalk and some accessibility issues.
- North Elevation - Lack of street elevation on west 2/3rds of building face is what looks like a blank wall. Suggestion to add some murals to this area.
- Automotive and Pedestrian conflict due to the two entrances - there is an entrance to the drive-through and also an entrance to the parking garage.
- Request for night elevation.
- Window material and reflection.

As it relates to this overview, Dan read an item to the DRC members, and placed into the record, -a document that was submitted by DRC Member Tom Warne to ensure his voice was heard today.

Rory Juneman with the Dinerstein group introduced Brooks Howell, with Gensler, who gave a presentation with slides showing before and after items requested are addressed.

(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>)

DRC Members conditions for approval and to be listed in the decision letter are:

- a) Remove red color on 2 panels North façade (center sections) use light grey color
- b) Design aspect Safety of pedestrians on alleyway and drive-thru exit on west-side
- c) Mural carried over to panel that turns the corner into driveway
- d) Drainage, storm, rain water, and surface area

Motion by DRC Member Miller, to approve with conditions seconded by DRC Member Smith, All in favor, motion approved unanimously.

- 4. MGD-19-02 The Hub IV, 902 East Speedway (T19SA00139) previous Courtesy Design Review on 02/06/19**  
Staff provided an overview of this project. This case caps the corner on Speedway and is composed of six separate parcels, is a key gateway location that acts as an entryway to the Main Gate District and the University.

The applicant has requested additional best practice design standard modifications through the Director's Decision process. These modifications are related to the massing along the Speedway Blvd. frontage, stepbacks and setbacks, and the allowable percentages of variation. This is the first time an alleyway has been incorporated into any of the Main Gate student housing projects, and will meet fire code, building code and health and safety concerns that may arise from the occupied space above the alleyway. The City will be retaining 24 feet of the air rights of the alley and the space above that is considered to be habitable. The building is being reviewed as one structure, under the building and fire codes. Right-of-way purchase is moving forward and staff will keep the DRC Committee informed if any changes occur. This project meets all the Main Gate design standards and requirements, per UDC Section C19 of the Main Gate, except for the design modifications mentioned above. To date staff has not received any comments from members of the community.

The applicant addressed the preliminary feedback from the DRC Courtesy Review of February 6, 2019, with a presentation with slides. Slides of presentation can be viewed on the Main Gate Overlay District Review Committee landing- The link: [www.tucsonaz.gov/pdsd/main-gate-overlay-district-review-committee](http://www.tucsonaz.gov/pdsd/main-gate-overlay-district-review-committee)

After the presentation was completed by the applicant, the DRC approved the overall design with a few study areas. Those study areas were related to:

- a) Aluminum faux wood material ;
- b) Horizontal "eye brow" treatments and the addition of the floating canopy above retail;
- c) Review of the two-story window configurations in the two-story units;
- d) Elongate the residential building at eastern corner to accentuate the cantilevered feel and shadow - reveal on the northeast massing;
- e) Incorporate red brick color (instead of burnt orange) in design to reference campus across street;
- f) Review of tumbled stone material on Tyndall Street and Park Avenue;
- g) On and off-site drainage, storm, rain water, and surface area.

Motion by DRC Member Miller, to continue to study the items listed above seconded by DRC Member Smith, All in favor, motion approved unanimously.

**5. Future Agenda Items**

PDS Staff and DRC Members discussed: Possible modification of Main Gate process ordinance, Stakeholders-massing part of ordinance- percentage would be worthwhile. Heat gain, solar, alternative energy.

**6. Call to the Audience**

No members of the audience spoke.

**7. Adjournment**

Meeting adjourned at 6:41 PM.