



P.O. Box 27210  
Tucson, Arizona 85726-7210  
Phone: (520) 791-4213  
TDD: (520) 791-2639  
Fax: (520) 791-4017

## Legal Action Report & Meeting Summary - **DRAFT** Main Gate Overlay District – Design Review Committee (MGD-DRC)

Members of the MGD-DRC held a meeting, which was open to the public on:

**Date and Time: Wednesday January 13, 2021, 3:30 PM**

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

<b>1. Call to Order / Roll Call</b>	<b>3:34 PM</b>
Rick Gonzalez, Chair	Present
John Birkinbine	Present
Robert Miller	Present
Jane McCollum	Recused
Noah Sensibar	Absent
Robert Smith	Present
Thomas Warne	Recused
Matt Williams (arrived 3:43 PM)	Present

**A quorum was established.**

### **Staff Members Present:**

Koren Manning, Planning & Development Services  
María Gayosso, Planning & Development Services  
Nick Ross, Planning & Development Services  
Rick Saldate, Planning & Development Services

- 2. Approval of Draft Legal Action Report of February 12, 2020 Meeting** **Action Taken**  
Motion by MGD-DRC Member Smith to approve, seconded by MGD-DRC Member Miller. All in favor, motion approved 5-0.
- 3. Case # MGD-20-02 – The Hub V, Residential Group Dwelling**  
**1001 N Park Av, Parcel # [11504495A](#), Associated Activity #: [T20SA00343](#)**  
**C-1 Zoning, Main Gate District Action Item**

Staff introduced the project and the applicant presented details of the projects and residential and commercial vacancy rates, clarifying the following items in response to MGD-DRC members' questions:

- 1) Main Gate currently is at about 20% parking vacancy rate; calculations show no spill-over into the neighborhoods; parking usage has gone down in general; parking rate has gone down in the parking garages;
- 2) A 3-foot buffer for backing out is being provided for the two most northwestern parking spaces;

- 3) All glass on the first floor will be tempered glass with high visibility; no spandrel glass was needed for the building; planters have been located along the base of the glass, plus shading elements that really screen glass from the heat;
- 4) Stone bond in the rectilinear pattern;
- 5) Mezzanine provided with visual connection with the lobby;
- 6) Have not shown this specific plan to the mosque for their input (Member Miller suggested applicant reaches out to the mosque to discuss project, including the design of the screening on west side of building);
- 7) The southeast glass corner in the upper floors provides fins on the second through fourth floors to include off-sets on that part of the building;
- 8) Will explore provision of the horizontal shade elements at every upper floor at the southeast glass corner;
- 9) Will explore solutions for potential drippage conditions above main entrance;
- 10) Will continue discussions with the City of Tucson and neighborhood, as part of the Development Package review process, to find and implement specific solutions that can effectively address the issues of wastewater drainage that still flows into the neighborhood; staff indicated will reach out to all parties, including Mr. Williams, to follow up.

MGD-DRC member Smith made a motion to approve project as presented by the applicant, subject to the following conditions: 1) Applicant revises design package to provide horizontal shade elements at every upper floor at the southeast glass corner; 2) Applicant revises design package to address potential dripping issues created by the design of the building; and 3) Wastewater drainage issues will be addressed in a manner that includes the City of Tucson, the developer, and Mr. Matt Williams.

MGD-DRC member Miller seconded the motion. Motion passed 3-0 (Mr. Birkinbine left the meeting at 4:33 PM).

#### **4. Future Agenda Items**

**Informational**

Staff announced that there were no upcoming scheduled projects for review.

#### **5. Call to the Audience**

No members of the audience spoke.

#### **6. Adjournment**

Meeting adjourned at 5:01 PM.