



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

Monday, December 16, 2019 at 3:00 PM
Public Works Building, 3rd Floor Conference Room
201 N. Stone, Tucson, Arizona 85701

Draft Legal Action Report & Meeting Summary

1. Call to Order/Roll Call 3:00 PM.

Present:

Rick Gonzalez, Chair
Robert Miller (Arrived 3:19)
Jane McCollum
Thomas Warne (Recused from voting)
Matt Williams

Absent:

Johnny Birkinbine
Robert Smith
Noah Sansibar

Staff Members:

Maria Gayosso, Planning & Development Services
Nick Ross, Planning & Development Services
Sol Kohen, Planning & Development Services

2. Approval of Draft Legal Action Report of April 25, 2019, Meeting

Action Item

No discussion made. Motion by DRC Chair Gonzalez to approve, seconded by DRC Member McCollum. All in favor, motion approved 5-0.

3. MGD-19-02 The Hub IV, 934 East Speedway Blvd. (T19SA00139) C-1 Zoning, Main Gate District

Action Item

The DRC reviewed the case prior on May 16, 2019, in which the DRC approved the project with three conditions, which can be viewed here:

<http://tucson.siretechnologies.com/SIREPub/cache/2/7804886C2C32C3925D4533FEC3333333737337545425545447/950846512192019105559104.pdf>

DRC Chair Rick Gonzalez deemed the changes major and warranted the convening of the DRC for a review.

The applicant gave a brief overview of the changes, which included the following:

- Building height and parapet changes to all buildings being proposed
- Designated windows increased in size by 6" and the window sill is 6" lower. Living room windows' width increased.
- Designated windows relocated or added
- Two doors added or relocated
- Structural columns along Speedway adjusted per structural evaluation
- Northeast duplex town home removed, and replaced with first level leasing office and mezzanine level unit

- Guardrail added for egress path fall protection at roof, and pool deck levels
- Change in length of residential canopies
- Rammed earth finish at entrance changed to porcelain tile with marble finish
- Wall shifted to accommodate transformer along South elevation
- Retail windows elongated to account for site slope

The DRC members discussed the following concerns with the applicant:

- Roof plantings will still be installed, even if missing in depictions
- All AC condensate and pool drainage goes to the sewer
- All conditions previously noted in May 16, 2019 decision letter will stand
- It is more critical that small rain event storm water will be captured, rather than larger events
- Windows increased in size by 2% in areas B of the illustrations; windows will open to 4' wide, 2' wide for each window
- Windows above alley area will open more than others, went from 3 panels to 4
- All larger windows need 4% of opening if it is a ventilation window
- Non-CORE properties leases stipulate potentially locking of windows if resident throws objects out of windows
- Units are climate controlled only by temperature, will not shut off automatically if windows are opened
- Screening along first two row houses on first floor will not change

Suggestions were made as non-contingent items, to have overhangs be less opaque, and have the smaller windows be explored near the Northwest entrance as it contributes to good stepping up to the taller floors.

The applicant indicated he would follow-up on whether wall will drain into planter boxes, then act as overflows for small rain events. The applicant will also look into CORE's lease policy on whether eviction is required after incidents of throwing objects out of windows.

DRC member Miller made a motion to approve as presented subject to a clause in the lease that provides a level of tenant control over objects being ejected through the open windows. DRC member McCullom seconded the motion. Motion passed 5-0 (Thomas Warne recused).

4. Future Agenda Items

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

Informational

5. Call to the Audience

No members of the audience spoke.

6. Adjournment

Meeting adjourned at 4:04 PM.