



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

Wednesday 12, 2020 at 4:00 PM

Public Works Building, 3rd Floor Conference Room
201 N. Stone, Tucson, Arizona 85701

Legal Action Report & Meeting Summary

1. Call to Order/Roll Call 4:00 PM.

Present:

Rick Gonzalez, Chair
Noah Sensibar
Robert Smith
Robert Miller (Arrived at 4:15 PM)
Thomas Warne
Johnny Birkinbine

Absent:

Matt Williams
Jane McCollum

Staff Members:

Nick Ross, Planning & Development Services
Samuel Rogers, Planning & Development Services

2. Approval of Draft Legal Action Report of December 16, 2019 Meeting

Action Item

No discussion made. Motion by DRC Chair Gonzalez to approve, seconded by DRC Member Smith. All in favor, motion approved 4-0. (Noah Sensibar Abstained)

- DRC Member Robert Miller arrives at 4:15 PM

**3. MGD-19-01 Aspire 2, 947 N. Park Ave. (T19SA00088)- Major Change
C-1 Zoning, Main Gate District**

Action Item

The DRC reviewed the case prior on June 20, 2019, in which the DRC approved the project, for the Notice of Director's Decision, see below:

<http://tucson.siretechnologies.com/SIREPub/cache/2/8688488C2C32C3925D4533FEC333333737337545425545447/94737080214202001362191.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:

- Window Type Changes
- Window Location Adjustments
- Windows Removed
- Windows Added
- Red Band Location Adjusted
- Added Mechanical Louvers

- Roof Core & Mechanical Spaces Updated
- Updated Screen & Gate Design
- Door Type Changed
- Rendering Adjustment to Show Correct Frame Size
- Modified Area of Metal Cladding
- Wall Moved
- Courtyard Parapet Adjusted

The DRC members discussed the following concerns with the applicant:

- Reduced number of white panels on the south elevation
- Purpose of the red band on the façade
- Noah Sensibar expressed concerns about specific stakeholder influencing the design of the façade
- How the artists for the murals will be selected
- Area behind the metal slat shading on the north elevation is recommended to be all glass
- The applicant submitted a “Best Practices Request” to reduce the massing requirements as outlined in the Main Gate Ordinance
- Verbiage of the drainage and runoff requirements shall be the same as previously approved Main Gate projects

DRC Member Tom Warne indicated that the project’s step-back met the intent of the Main Gate façade step-back requirement.

The applicant provided an alternative southern elevation that showed more white panels.

The applicant indicated that the area behind the metal slat shading on the north elevation is intended to be glass and the next elevation would show the glass area.

DRC member Robert Smith made a motion to approve Aspire 2’s design changes as presented , as well as reduction in massing request as outlined in the Best Practices Request. DRC member Robert Miller seconded the motion. Motion passed 6-0.

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 4:42 PM.