

Rick Gonzalez, Architect

214 E Suffolk Drive, Tucson, Az. 85704
(520) 850-7401 gonzalezrick34@gmail.com

DATE: January 7, 2021

TO: Maria Gayosso, Urban Planner/Principal Planner/Project Manager,
City of Tucson

FROM: Rick Gonzalez, Architect (#26992)
COT On-Call Design Professional

RE: IID Design Package Application 2nd Review, DP20-0152,
The Hub 5

I have reviewed the *Main Gate District Design Package Application for The Hub 5* submitted November 2020 for the purpose of determining its conformance with the Design Requirements of the MGD Ordinance 11394 - . I have checked the submittal against the *Section C-19*.

| <u>Submittal Requirements</u> | <u>Status</u> |
|---|---|
| <u>Lighting</u> | |
| . C-19.a. Lighting strategies shall minimize glare and light trespass, conserve energy, and promote safety and security. | provided material samples – complies |
| . C-19.b. All area lights, including streetlights and parking area lights shall be full cut-off fixtures. | Discussed relocation of existing outside lighting fixtures and night lighting. The added night rendering showing ambient lighting from building works well - complies |
| . C-19.c. Sources of lighting shall be recessed and shielded so that the bulb is concealed from public right-of-way view. | |
| <u>Building Materials and Colors</u> | |
| . C-19.d. Building materials should be chosen for their tactile effects and used in a contrasting manner: e.g., rough surfaces against smooth, vertical patterns against horizontal, etc. | Complies |
| . C-19.e. Building materials should be local chosen for integral colors and their visual and physical permanence in the Sonoran Desert. | Complies |
| . C-19.f. Building materials should be selected with the idea of localizing the architectural effect and ambiance in a method coherent with the neighborhood. | Complies |
| . C-19.g. Facades facing public streets or open spaces shall be constructed of high | Complies |

quality materials including the following:

- Masonry, such as brick, stone, architectural pre-cast concrete, cast stone, prefabricated brick panels, and concrete masonry units.

- Architectural metals, such as metal panel systems, metal sheets with expressed seams, metal-framing systems, or cut, stamped or cast, ornamental metal panels.

- Glass and/or glass block.

- Modular panels, such as cement board systems, EIFS, and stucco, provided that EIFS and stucco shall be limited to less than 25% of the total building façade at the base of the buildings facing public streets.

. C-19.h. Building materials used at the lower floors adjacent to the street frontage should respond to the character of the pedestrian environment through such qualities as scale, texture, color and detail.

Complies

. C-19.i. Combinations of materials should reinforce architectural scaling requirements.

Complies

. C-19.j. The use of color should be compatible with the historic traditions of the University of Arizona, City of Tucson, and adjacent historic neighborhoods.

Accent colors should be used consistently throughout the building: in signage, architectural features, lighting, window frames, doors and accent walls.

Demonstrated consistency of proposed signage and night Lighting. - complies

. C-19.k. Colors and materials that reflect glare should not be used in large quantities.

provided material samples – complied

Architectural Elements and Features

. C-19.l. Architectural elements such as balconies, outdoor stairs, ornaments and surface details, such as screening, cladding and fenestration, shall be used to enhance the architectural style of the building. For group dwellings, balconies shall not be allowed.

Refer to general comment 1 below

. C-19.m. Architectural elements should take into consideration appropriateness of use, scale, proportion, color and texture.

Complies

. C-19.n. Architectural details shall be carefully integrated in the concept design

Complies

of the building.

. C-19.o. There shall be a clear visual distinction between the ground floor and upper floors.

Complies

. C-19.p. Arcades, when used, shall be placed predominantly along southern and western facing facades , unless incorporated into buildings along Park Avenue. Arcades may be made from wood, brick, canvas, metal, stone or concrete.

Not Used

. C-19.q. A single plane of street-facing facade may not exceed 20 feet without architectural detail.

Complies

. C-19.r. Areas for outdoor vending and small group gathering are encouraged. The areas should be delineated with hardscape materials, grade change or vegetation.

Please elaborate on the Presentation how and where discussed fixed seating at the street level is located

Building Articulation

. C-19.s. No more than three consecutive street-facing façade areas should use the same color paint or method of articulation.

Complies

. C-19.t. Articulate building facades at entrances and between retail spaces to create areas of exterior patio and engagement.

. C-19.u. Any building over 85' long must be articulated in order to appear as a series of buildings no longer than 85' each along the front property line.

Complies

. C-19.v. At building corners, additional building articulation should be used to emphasize the corner and promote pedestrian gathering (e.g., roof or facade structure that is higher at the corner).

Elaborate on fixed seating at the corner Promotes pedestrian gathering

. C-19.w. At least one corner along the street frontage shall incorporate a plaza and/or open space for pedestrian activity, including (but not limited to) the corner of Speedway Boulevard and Euclid Avenue

Please show integration of proposed outside seating in the pedestrian open space

. C-19.x. Public art located at the corner is encouraged. Art must be designed and manufactured locally (e.g. sculpture art).

A sculpture and location was discussed in the meeting but is not indicated in the presentation

Doors

- . C-19.y. Doors at primary pedestrian entrances must be shaded or protected from the weather.
- . C-19.z. Doors must be clearly identifiable.
- . C-19.aa. Doors must be safe, secure, and universally accessible.
- . C-19.ab. Storefronts shall provide canopies or awnings for shade and color and material variation. Canopies may be used as a design element and may incorporate signage.
- . C-19.ac. Storefronts shall be integrated with the sidewalk design and treatment.
- . C-19.ad. Each building shall have a clearly identifiable “front door” area facing each major street fronting the façade.
- . C-19.ae. Residential Units that have individual access from the street level shall have a residentially-scaled, street-oriented entry for each unit. The entry shall be demarcated by an awning, stoop, or recess.

Complies

Doors to be identified by signage
Complies

Security Applications (lighting, cameras) discussed in 1st review meeting - will be provided in common areas and around building
Complies

Complies

The main entry is clearly identified – canopy and signage - complies

Complies

Windows and Glazing

- . C-19.af. Glazing shall be low-e and shall allow a visual connection through either side of the window.
- . C-19.ag. Window size, proportion and pattern should relate to unit types and room layouts, and should be used to reinforce organized patterns of scale and variety within the building façade.
- . C-19.ah. Mixed-use developments shall utilize a variety of ratios of clear to opaque surfaces (i.e., glass to wall) to reflect the different uses within the building. In general, residential uses should have less glass-to-wall and commercial uses greater glass-to-wall.

Demonstrated visual transparency of glass – lower common area glass
Areas into common space - complies
Complies

Complies

Building Facades

- . C-19.ai. The street-facing building façade at the base shall include at least two of the following elements:
 1. Trellis or vertical garden element with minimum 50% live vegetation cover.

3 chosen, complies

2. Artwork (e.g. public mural, or custom-designed panel) by a local, Pima County artist.
3. Small retail space (minimum 50 square foot GFA newspaper stand, coffee cart, kiosk, etc.; not vending machines or outdoor merchandise display).
4. Outdoor dining or gathering patio, delineated by a low wall, low fence, planters, slight change in elevation, or other buffer devices.
5. Distinctive architectural lighting element.
6. Shade structure.
7. Changes to building plane such as indentations, textures, or accent materials.
8. Windows that provide a minimum of 75% of visible light to be visible on each side of the window.
9. Window displays or visible activity on the ground floor.

Streetscape

. C-19.aj. The streetscape along Speedway Boulevard and Euclid Avenue shall be designed to promote continuity of streetscape design along each of those streets. N/A

General Comments (Review 2)

1. Due to the sensitivity of Islamic Center located to the South of the Proposed building, no balconies or open areas were placed on the building. The Mezzanine level Terrace set back under the building is acceptable because the metal screen along the alley way extends full height from the floor to the structure above. It was further recommended that all operable windows facing the Islamic center have fixed security heavy gage screens that can be opened only in emergency situations.
2. The distance to all property lines for each structure has been clarified in the DP Site Plans.
3. The MGD requires commercial development on 1st Floor Level. In the initial meeting it was discussed that retail space is not historically viable in this area. Page 38 of this Presentation offers a nice alternate amenity use for the area.
4. I still don't see any indications of adjacent zoning on the west, east and south of the property zoning.
5. Further define the relationship of the existing building to the north in regard to the existing and proposed setbacks. I know we discussed this area will not change, but the relationship between how the proposed building integrates with this existing area context should be made more clear in the presentation.

This review is based on an 2nd Design Package Application review of the proposed project, I have identified some items that may still require further study, review, and comment. (More detailed comments will be provided at the formal DRC review).

Sincerely, Rick Gonzalez, Architect (RGA)