

Date: September 4, 2019

From: Rick Gonzalez, Architect, City of Tucson On-Call Design Professional

To: Nickolas Ross, Planning and Development Services Department (PDSB)

Re: Design Professional review IID – 18-05

After review, based upon Unified development Code (UDC) Section 5.12.10. IID DCS (Downtown Core Sub-District); Use DCS of the required plans and documents submitted to PDSB, **I recommend further review of this project**, as noted below:

1. The UDC Building Design Standards require that all new construction shall provide scale defining architectural elements or details at the 1st two floor levels.

National preservation standards in regard to new building adjacent to historical buildings state the new design should employ “Compatible by Differentiated Design”.

The applicant effectively provides a series of framed fronts along the first level, but corresponds less so along the 2nd level.

It is recommended that the design be enhanced with horizontal design elements above the 2nd floor that correspond better with the second level of the adjacent historic Lewis Hotel facade. The idea of changing the horizontal spandrel panels to be a color similar to that of the brick of the Julian Drew Building and Painted metals to be a darker, brownish-orange color should be considered.

2. The addition of the sidewalk along the west should include a striped cross-walk for safety along the south driveway.

3. seismic monitoring, as outlined by the code, should be required for this project.

4. Include on the plans information on the layout, and demonstrate, availability of utilities such as water, wastewater, natural gas, electric, and telecommunication utilities.

5. Present evidence that screening building elements cannot be climbed or present other safety related issues.

6. Consider replacement of the lost mural and integration into the west facade.

7. Demonstrate provisions for adequate night lighting around the property and for security of pedestrians.

* design variations may be justified with presentation of urban design best practices and may include urban design studies approved for the City of Tucson, adopted urban design [standards](#) for a downtown area in an Arizona city of comparable size or a city in the Southwest of comparable size, books written by urban design experts or endorsed by a professional organization, such as the American Institute of Architects, addressing downtown [development](#), or any comparable report, study, or [standards](#) recommended by the [City's Design Professional](#) and approved by the PDSB Director.

With Regards,

Rick Gonzalez, COT DP



September 11, 2019

Nick Ross
City of Tucson
Planning & Development Services
201 North Stone Avenue
Tucson, AZ 85701

RE: Response to Design Professional Review Comments
Julian Drew Lofts
IID-19-05

Dear Nick,

Thank you for setting up the meeting with Rick Gonzalez to go over the comments related to his review of the Julian Drew Lofts design submittal. Following are my responses to our discussion:

Comment 1

The UDC Building Design Standards require that all new construction shall provide scale defining architectural elements or details at the 1st two floor levels.

National preservation standards in regard to new building adjacent to historical buildings state the new design should employ "Compatible by Differentiated Design".

The applicant effectively provides a series of framed fronts along the first level, but corresponds less so along the 2nd level.

It is recommended that the design be enhanced with horizontal design elements above the 2nd floor that correspond better with the second level of the adjacent historic Lewis Hotel facade. The idea of changing the horizontal spandrel panels to be a color similar to that of the brick of the Julian Drew Building and Painted metals to be a darker, brownish-orange color should be considered.

Comment 1 Response

In reviewing the design submittal drawings we realized that the coloration comments were based on Rick's review of the Neighborhood Meeting elevation drawings and not the elevation drawings included in the submittal as the "design elevations". The actual colors as submitted corresponded directly to Rick's suggestion.

In discussing the 3-dimensional imagery of Broadway Avenue provided both in the design submittal and additional sketches presented at this meeting, I explained that the northwest corner of the building is notched at the third floor which establishes a visual line corresponding with the parapet height of the existing Julian Drew building. It was suggested that a similar notch be created at the northeast corner to further emphasize this line. The attached drawings illustrate this modification to the submitted design.

Comment 2

The addition of the sidewalk along the west should include a stripped cross-walk for safety along the south driveway.

Comment 2 Response

The suggested sidewalk is within the public R.O.W. Rick suggested that we show this in the Development Package for TDOT to review. Rather than striping, we discussed using a textured concrete to differentiate between the pedestrian walkway and the drive lane. (There is no vehicular traffic crossing this path at the south end of the site.) See the attached site plan for proposed sidewalk location.

Comment 3

Seismic monitoring, as outlined by the code, should be required for this project.

Comment 3 Response

This requirement will be stated in the Director's decision letter and will be a requirement of the project.

Comment 4

Include on the plans information on the layout, and demonstrate, availability of utilities such as water, wastewater, natural gas, electric, and telecommunication utilities.

Comment 4 Response

This information was provided in the Development Package included within the Design Submittal.

Comment 5

Present evidence that screening building elements cannot be climbed or present other safety related issues.

Comment 5 Response

We presented both a perforated metal screen (3/8" diameter round perforations and a 2" x 4" welded wire grid as options for guardrails and security screening at the southwest exterior stair. Rick's preference was for the perforated metal as it is less susceptible to climbing and is visually more interesting as a foil to the rectilinear nature of the building.

Comment 6

Consider replacement of the lost mural and integration into the west facade.

Comment 6 Response

Ross Rulney has had conversations with the original artist about creating a new mural, most likely on the east façade where it can be seen from the proposed Julian Drew roof terrace. Rick appeared to be comfortable with either the east or west façade location.

Comment 7

Demonstrate provisions for adequate night lighting around the property and for security of pedestrians.

Comment 7 Response

The first level façade on all three primary elevations has a series of recesses. The exterior soffits above the recess will contain down-lighting adequate to provide safety for pedestrians. See the attached site plan.

This constitutes our response to the Design Professional's comments.

Sincerely,



William Williams AIA | NCARB | LEEDAP

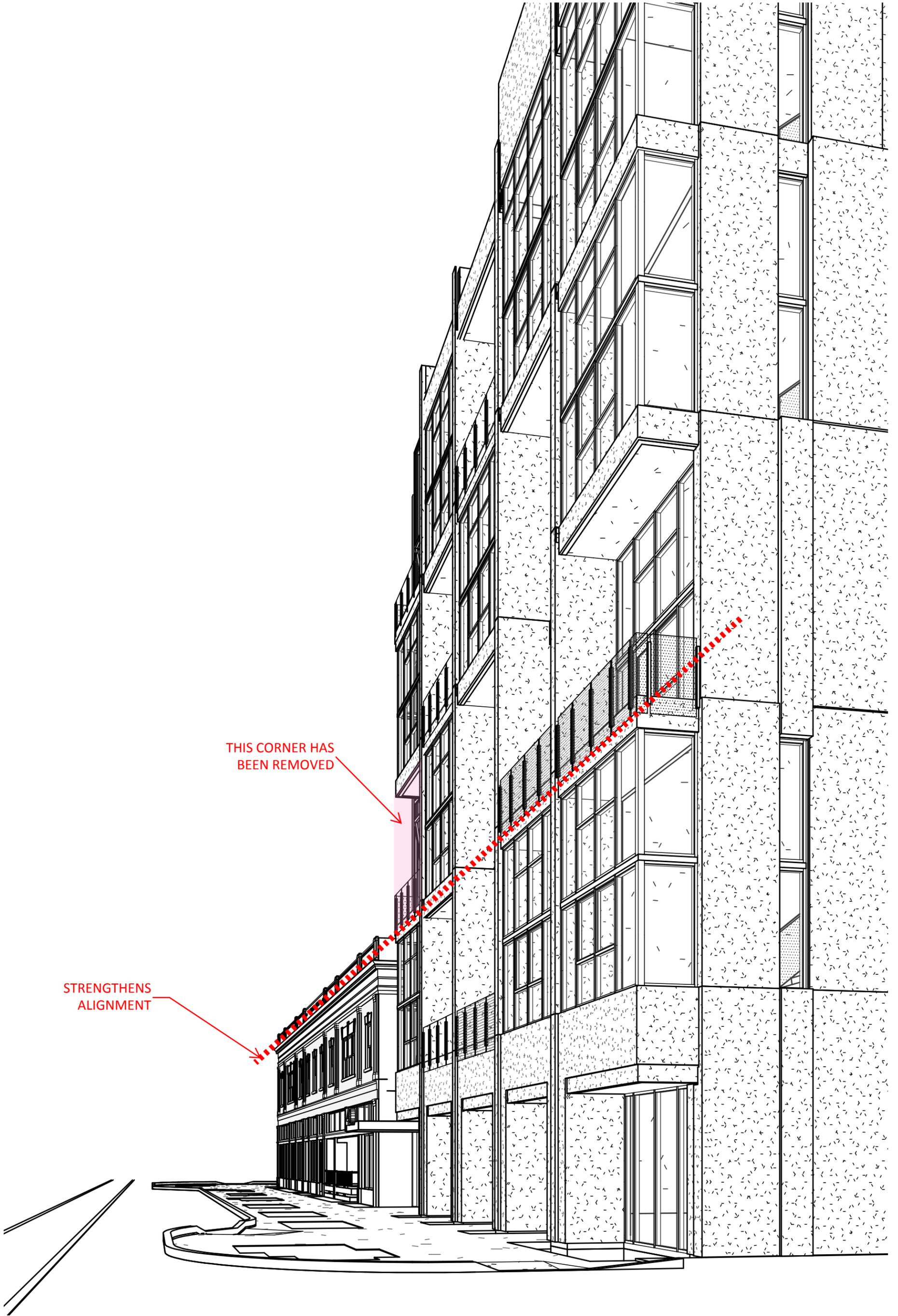
Partner/VP

Attachments



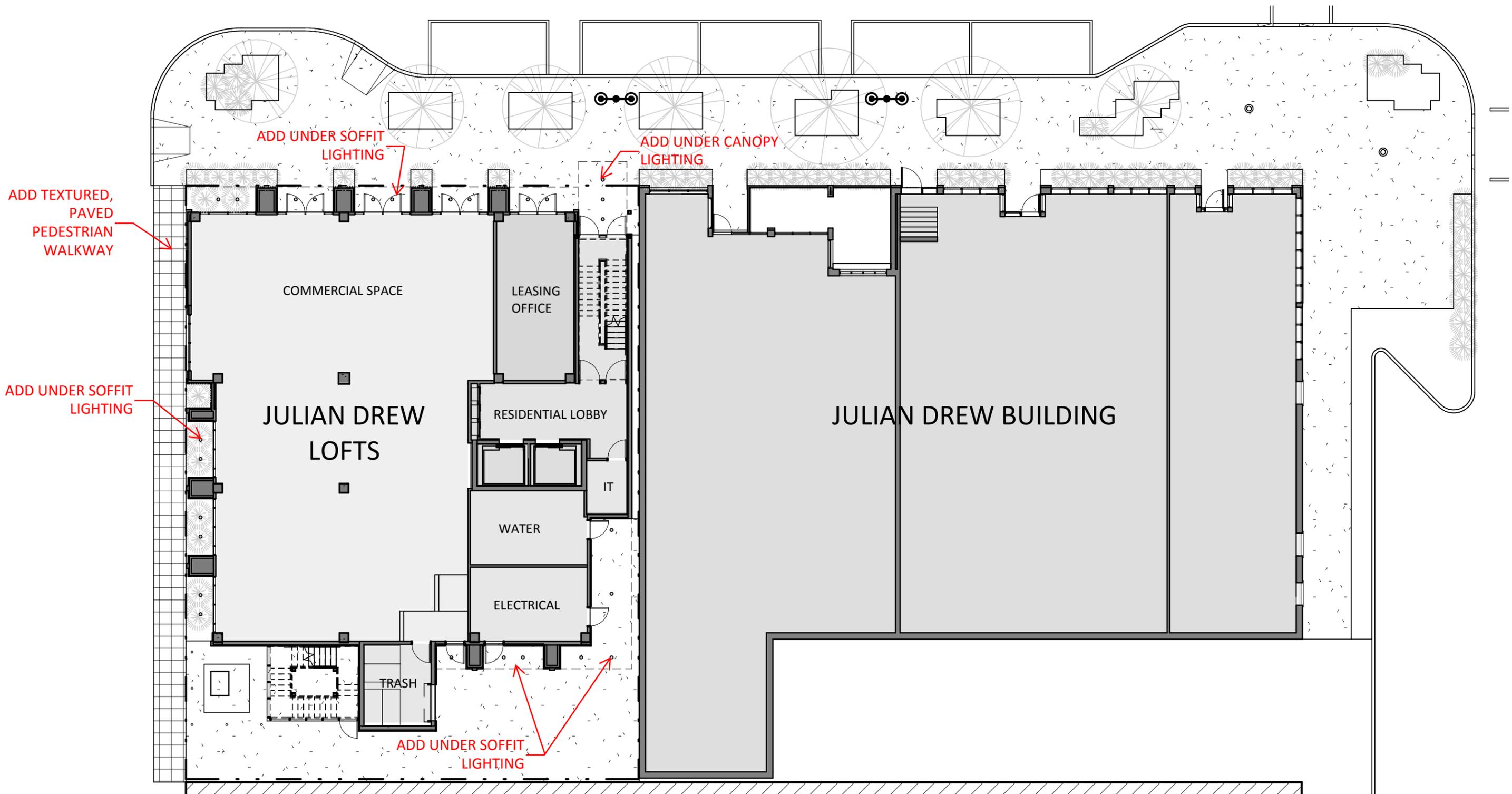
THIS CORNER HAS BEEN REMOVED

STRENGTHENS ALIGNMENT



THIS CORNER HAS
BEEN REMOVED

STRENGTHENS
ALIGNMENT



Julian Drew Lofts

LEVEL ONE
SCALE: 1/16" = 1'-0"

Engberg Anderson Project No. 193009

Date: September 21, 2019

From: Rick Gonzalez, Architect, City of Tucson On-Call Design Professional

To: Nickolas Ross, Planning and Development Services Department (PDSD)

Re: Design Professional review IID – 19-05

After a 2nd review, based upon Unified development Code (UDC) Section 5.12.10. IID DCS (Downtown Core Sub-District); Use DCS of the required plans and documents submitted to PSDS, **I recommend approval of this project**, as noted below:

1. With inclusion of applicants 1st Review implemented responses as shown on Response Letter dated September 11, 2019 (5 pages).

With Regards,

Rick Gonzalez, COT DESIGN PROFESSIONAL