



Main Gate District – Design Review Committee

Wednesday, August 21, 2014 – 2:00 p.m.
Joel D. Valdez Main Library, 4th Floor Conference Room
101 North Stone Avenue – Tucson, AZ 85701

Legal Action Report

1. Roll Call

Those present and absent were:

Present:

Jan Cervelli
Jim Chaffee
Rick Gonzalez
Jane McCollum
Bob Smith
Tom Warne
Matt Williams

Absent: None

Staff Members Present:

Jim Mazzocco, Planning and Development Services
Alexandra Hines, Planning and Development Services

2. Approval of Legal Action Report – July 31, 2014

Approved by a voice vote of 4-0

3. Proposed Hotel/Mixed Use Design 714 North Euclid Avenue

Architect Bob Vint provided background of the proposal.

Commissioner Gonzalez asked if some parking is dedicated to the retail. Mr. Vint responded that parking would be present in the garage or parallel parking in the circle drive.

Commissioner Williams inquired about the setback requirement. Mr. Vint responded that the proposal follows best practices by recognizing the neighboring Geronimo Hotel arcade setback not the Main Gate District setback. Commissioner Williams commented on the massing detail of the neighboring apartment La Aldea.

Commissioner Williams noted that the proposal disregarded many West University Historic Zone Advisory Board (WUZHAB) recommendations. Commissioner Smith considered that the proposal has responded well to guidelines.

Commissioner Warne inquired about the next steps. Staff Mazzocco replied that with this cumulative process, it might be wise to present the revised proposal to the Tucson-Pima County Historical Commission and WUZHAB before the Mayor & Council Public Hearing.

Commissioner Cervelli commented that the proposal compatibility is primary to the Geronimo Hotel and secondary to the bungalow houses.

Commissioner Cervelli noted that the northwest corner of the building could be lackluster if it remains blank. Commissioner Smith agreed that the southbound traffic does not want to look at a blank wall. Commissioner Gonzalez mentioned that the corner stairwell could have an opening positioned on the blank wall.

Commissioner Smith noted that there is no perfect front door. Commissioner McCollum said the proposal has more challenges to work out together with the University of Arizona.

Commissioner Williams commented that there are no established criteria to define best practices to substantiate the change from Main Gate requirements regarding setbacks. He would like a third party source with examples of like-kind be used to justify best practice solutions. Commissioner Williams also noted that the presented design would show no window penetrations on either the north or west elevations of the building and 180 degrees of the building would look like a blank wall from most of the neighborhood.

Motion by Bob Smith to continue the proposal to address northwest elevation, alley, and best practice verse Main Gate District design guidelines.

Motion seconded.

Approved (7-0).

4. Future Agenda Items

None at this time

5. Call to the Audience

None present

6. Adjournment

The meeting was adjourned at 3:45 p.m.