



## **Main Gate District – Design Review Committee**

Monday, September 22, 2014 – 5:00 p.m.  
Joel D. Valdez Main Library, 4<sup>th</sup> 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  
Tom Warne  
Matt Williams

Absent:

Bob Smith

Staff Members Present:

Jim Mazzocco, Planning & Development Services  
Frank Dillon, Planning & Development Services  
Alexandra Hines, Planning & Development Services

#### **2. Approval of Legal Action Report – August 22, 2014**

Approved by a voice vote of 6-0

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

Architect Bob Vint provided background of the proposal.

Mr. Warne inquired about the dimension of the brick. Mr. Vint responded that the brick is about the size of a roman brick. Mr. Williams commented that the metal and block seem similar in color. Mr. Vint indicated that the TV screen projection of the renderings might not be accurate. Mr. Vint indicated that the contractor will provide wall mockups with rose and russet being the preliminary color range. Dean Cervelli stated that the metal façade color blend is a good response.

Mr. Gonzalez commented on separating the service access from the public entry. Mr. Chaffe suggested recessing the service access a few feet back from the rest of the façade to downplay the area.

Mr. Williams expressed that he appreciates the additional glazing. Mr. Williams noted that the accordion design challenges people. Mr. Williams stated that the neighborhood feedback was negative regarding the accordion design. Mr. Vint

replied that the accordion design helps express individual shapes and massing as well as reveal shade and shadow.

Mr. Williams requested a return demonstration of best practices examples from documented buildings and sites that prove successful. Mr. Vint stated the replacement plan references the setback and colonnade of the Geronimo Hotel. Staff Mazzocco noted, following historic precedent and "Best Practices" for urban infill both suggest maintaining the street wall established by the Geronimo in the 1920s. Mr. Williams replied that the historic context could also address height and the Main Gate District guidelines regarding step-backs would make the facade more in-line with the Geronimo height. Mr. Williams said the height, massing, and façade should reference documented examples. Dean Cervelli mentioned to Mr. Vint that good models to research are Charleston, South Carolina and Pasadena, California downtown guidelines that illustrate holding the street line. Mr. Williams expressed that although examples were mentioned that could potentially be used, no best practices support as defined by the guidelines was actually provided.

Mr. Williams stated acceptability of 714 N Euclid Avenue demolition, but a strong disapproval of demolition for the three apartment buildings on 4<sup>th</sup> Street.

Staff Mazzocco read the Main Gate District Ordinance into the record that substantial change is a change that would noticeably impact any visual or functional design feature including design features 1-7. Mr. Vint noted that he intends to return to the DRC with detailed working drawings following the Mayor and Council decision.

Motion by Tom Warne and seconded by Jane McCollum to conditionally approve the project subsequent to Mayor and Council approval of the demolition and replacement plan. Applicant must return to the DRC for final approval on the project design.

Motion passes 5-1 (Matt Williams opposed)

#### **4. Future Agenda Items**

None at this time

#### **5. Call to the Audience**

None present

#### **6. Adjournment**

The meeting was adjourned at 6:10 p.m.