



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

Thursday, November 29, 2018 – 4:30 p.m.
Ward 6 Council Office, West Room
3202 East 1st Street, Tucson, AZ 85716

Legal Action Report

1. Roll Call (4:32 PM)

Present:

Rick Gonzalez, Chair
John Birkinbine
Jane McCollum
Robert Miller
Noah Sensibar
Robert Smith
Tom Warne

Absent:

Matt Williams

Staff Members:

Koren Manning, Planning & Development Services
María Gayosso, Planning & Development Services
Rick Saldate, Planning & Development Services
Alex Hines, Planning & Development Services

2. Approval of Legal Action Report of August 23, 2018 Meeting

DRC member McCollum clarified that she and DRC member Warne recused from voting on the subject of the previous meeting, but were not absent. DRC member Miller requested to add to the report his suggestion to consider improvements to the top of the buildings, particularly around the pool areas and the sides facing the top view from the interior of the lot. Chair Gonzales asked to correct the typo on his last name and the reference to the Chicago School of Architecture. Mr. Miller moved to approve Legal Action Report of August 23, 2018 meeting, with the requested changes. Motion was approved unanimously.

3. MGD-18-03 Marriot Residence Inn, 714 North Euclid Avenue

Staff stated that this proposal was reviewed by the West University Historic Zone Advisory Board on October 16, 2018 and was approved, with the condition that a sidewalk be provided to continue the pedestrian experience along the alley to the main entrance of the hotel. The project was also reviewed and approved by the Plans Review Subcommittee (PRS) of the Tucson-Pima County Historical Commission on November 15, 2018. Jane McCollum pointed out that there was some discussion related to the project at PRS but that minutes were not yet available.

Applicant presented proposed revisions to the design package approved on September 6, 2016, to accommodate Marriot's Residence Inn, an extended stay hotel. The proposed changes are:

- a) Reduction of the height of the building at the eastern 6-story portion from 84'0" to 77'8", reducing the apparent building mass by 7.5%;
- b) Replacement of the insulating aluminum panels for exterior wall finish for the second through sixth floors with prefinished fiber-cement panels. The ground floor and parking mezzanine above will retain the rose-colored brick veneer on concrete, as previously approved and requested by the West University Neighborhood Association. Applicant provided samples of the new materials;
- c) Slight reduction in window size and adjustment to window shape of hotel guest rooms;
- d) Relocation of trash and recycling room to the south side of the project;
- e) Addition of store-front windows at north extent of West elevation, in lieu of solid brick veneer walls;
- f) Substitution of the originally planned robotic parking at mezzanine level with valet parking; and
- g) New footprint of hotel, expanding it against the northern property line.

DRC members discussed with applicant motor vehicle parking and circulation in the revised parking configuration within the site, and requested clarification on potential traffic backup on 4th Street. Applicant indicated the hotel is an extended stay hotel, with no restaurants, and no event spaces, and no expected changes on traffic flow on 4th Street. Applicant further indicated that hotel may try to explore changing the traffic direction on alley to the north, but alley direction is not the purview of the current project. DRC members McCollum and Smith requested applicant to put together a proposal for future analysis and discussion.

The DRC also discussed the proposed elevations, indicating that more articulation and composition is needed on the north façade, and a brake at the base could emphasize the main entrance. The Committee also requested clarification on how the project considered the historic context in the area. Applicant indicated the proposed hotel aligns the top of the brick façade with the top of the historic Geronimo building to the north; the brick façade relates to the University of Arizona and Main Gate brick buildings; an extended arcade has been provided; and the proposed hotel's setback and outdoor terrace floor level match the height of the Tyndall garage.

DRC members expressed concern on how the new proposed footprint places the hotel up to the north property line, creating potential maneuvering issues for motor vehicles in the alley and reduces safety for pedestrians. DRB members stated that the minimum sidewalk width in the Main Gate district is 5 feet and a modification to this standard, such as the current proposal for a 4-foot sidewalk, would require approval by Mayor and Council.

DRC member Miller entered a motion to approve the proposed changes to the design package as listed in the letter from Bob Vint dated August 1, 2018, except the enlargement of the building towards the north side, and requesting that the applicant return to the DRC with revised plans which return the north wall to the location depicted in the design package approved in 2016, thus providing a wider sidewalk along the alley. Motion was seconded by DRC member Sensibar. Motion passed unanimously.

4. Call to the Audience

No members of the audience spoke.

5. Meeting Adjourned at 5:49 PM.

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