



PLANNING COMMISSION

Planning and Development Services Department • P.O. Box 27210 • Tucson, AZ 85726-7210

DATE: September 2, 2009

TO: Planning Commission

FROM: Ernie Duarte, Executive Secretary

SUBJECT: *West University Neighborhood Plan Amendment, PA-09-02*
Main Gate V – Increased Building Height
Study Session (Ward 6)

Issue: This is a request by Tom Warne of The Marshall Foundation, to amend the *West University Neighborhood Plan* to allow an increased building height. The 0.74-acre Main Gate V amendment site is located in the northwest portion of the block bounded by University Boulevard on the south, Second Street on the north, Park Avenue on the east, and the Tyndall Avenue alignment on the west. It's at the western "Main Gate" entrance to the University of Arizona (UA).

The applicant wants to redevelop the site with a 9-story, approximately 130-foot high hotel that would include parking below ground, commercial and educational uses on the first floor, and a theater on the second floor. A policy in the *West University Neighborhood Plan* limits building heights in this area to 40 feet. The applicant is seeking to amend the land use plan to allow building heights of up to 140 feet on the amendment site, so that the rezoning can proceed.

Copies of the location maps are provided as Attachments A-1 and A-2. A copy of the zoning map is provided as Attachment B. A copy of the land use map is provided as Attachment C. A copy of a portion of the plan amendment application is provided as Attachment D. A copy of an aerial photograph of the site and surrounding areas is provided as Attachment E.

Recommendation: Staff recommends the Planning Commission set this item for public hearing at the October meeting.

Applicant's Request: The applicant is requesting to change Neighborhood Conservation Policy 1.B.10 of the *West University Neighborhood Plan* to allow a building height of up to 140 feet on the amendment site. No other changes are proposed.

Area Redevelopment: The amendment site is located in the two-block "transition area" between the UA, which is east of Park Avenue, and the historic, low-density West University residential neighborhood, which is west of Euclid Avenue. Beginning over 20 years ago with the renovation of the Geronimo Hotel, and continuing today, this area at the western edge of the UA has been undergoing significant redevelopment. While some of this redevelopment has occurred south of University Boulevard, most has occurred to the north, in the immediate vicinity of the amendment site.

September 2, 2009

The proposed Main Gate V project is the final phase of a public-private effort between the Marshall Foundation and the UA, to redevelop the two-block area north of University Boulevard, between Park and Euclid Avenues. The Tyndall Avenue parking garage, located south of University Boulevard, and the Euclid Avenue parking garage located north of University, are part of this effort.

Surrounding Zoning and Land Uses: The site is zoned C-3 and is surrounded by C-3 zoning to the east, south, southwest (HC-3), and west (see Attachment B). Areas to the north and northwest are zoned R-3 and C-1, however, the R-3 zoned areas are used for non-residential purposes, including cultural, educational, and related uses.

Land uses surrounding the site are as follows (see Attachment A-2). East of and adjacent to the site is the five-story Main Gate Phase III Building, with retail uses on the first floor, and four floors of UA offices above. South and southeast of the site are the one- and two-story Main Gate Buildings I, II, and IV, which are developed with commercial, retail, and restaurant uses. Southwest of the site are one- and two-story buildings developed with commercial and retail uses along University Boulevard, east of Euclid. Directly west of the amendment site, across the Tyndall Avenue alignment, is the eight-story Marriott Hotel. To the northwest are one- and two-story UA and related buildings, and the five-story Euclid Avenue parking garage. To the north across Second Street is the two-story Arizona Historical Society Museum and Artifact Warehouse. There are no residential uses in the immediate vicinity of the site.

Policy Direction: Policy direction is provided by the *West University Neighborhood Plan (1988)*, the *University Area Plan (1989)*, and the City's *General Plan (2001)*. Applicable policies are summarized below. A complete policy listing is provided as Attachment F.

West University Neighborhood Plan policies limit building height to 40 feet between Park and Euclid, from University north to Speedway, and that is why this amendment is being pursued. Other policies support the intensification and strengthening of existing neighborhood commercial nodes in certain locations, including University Boulevard and Tyndall Avenue; and the provision of a full range of community service facilities to meet the needs of neighborhood residents. The use of off-street shared parking facilities is encouraged. Policies support the designation and improvement of major pedestrian corridors that link commercial and campus uses, and encourage walking and bicycle travel.

University Area Plan goals recognize the nature and potential of the University and its immediate surroundings as a relatively compact, pedestrian-oriented regional activity center, and promote strengthening the identity and quality of the University area consistent with City-wide and neighborhood goals. Policies designate the University Boulevard/Tydall/Main Gate area as an established pedestrian commercial district. Within these districts, the intensification of UA campus-oriented commercial services is supported; and the consolidation of adjacent development parcels, to provide integrated circulation and access, is encouraged. Enhanced circulation systems are promoted within new commercial/office development, to link adjacent uses and provide convenient access to transit facilities. Sensitivity to the surrounding uses is to be demonstrated in the design, location, orientation, landscaping, screening and transportation planning of new development.

September 2, 2009

The *General Plan* designates the UA as a major educational activity center within the City of Tucson. Policies support development in or adjacent to community-level activity centers that will integrate public and private land uses, including entertainment, retail, restaurants, offices, hotels, and other uses, in activity nodes; re-establish pedestrian connections to the street network, adjacent to activity centers; promote alternate modes of transportation; and encourage the infilling of vacant or underutilized parcels adjacent to activity centers. Other policies support non-residential uses where the scale and intensity of use will be compatible with adjacent uses; and promote neighborhood identity and visual character, and quality in design, for all new development.

Public Contact: Staff has not been contacted by anyone about this amendment proposal. The applicant held two neighborhood meetings to make neighbors aware of the proposed development, including the plan amendment and rezoning processes. No neighbors attended the first meeting, which was held on June 17, 2009. Three neighbors and two owners of a nearby property attended the second meeting, which was held on August 12, 2009. According to the information submitted, attendees voiced support for the project.

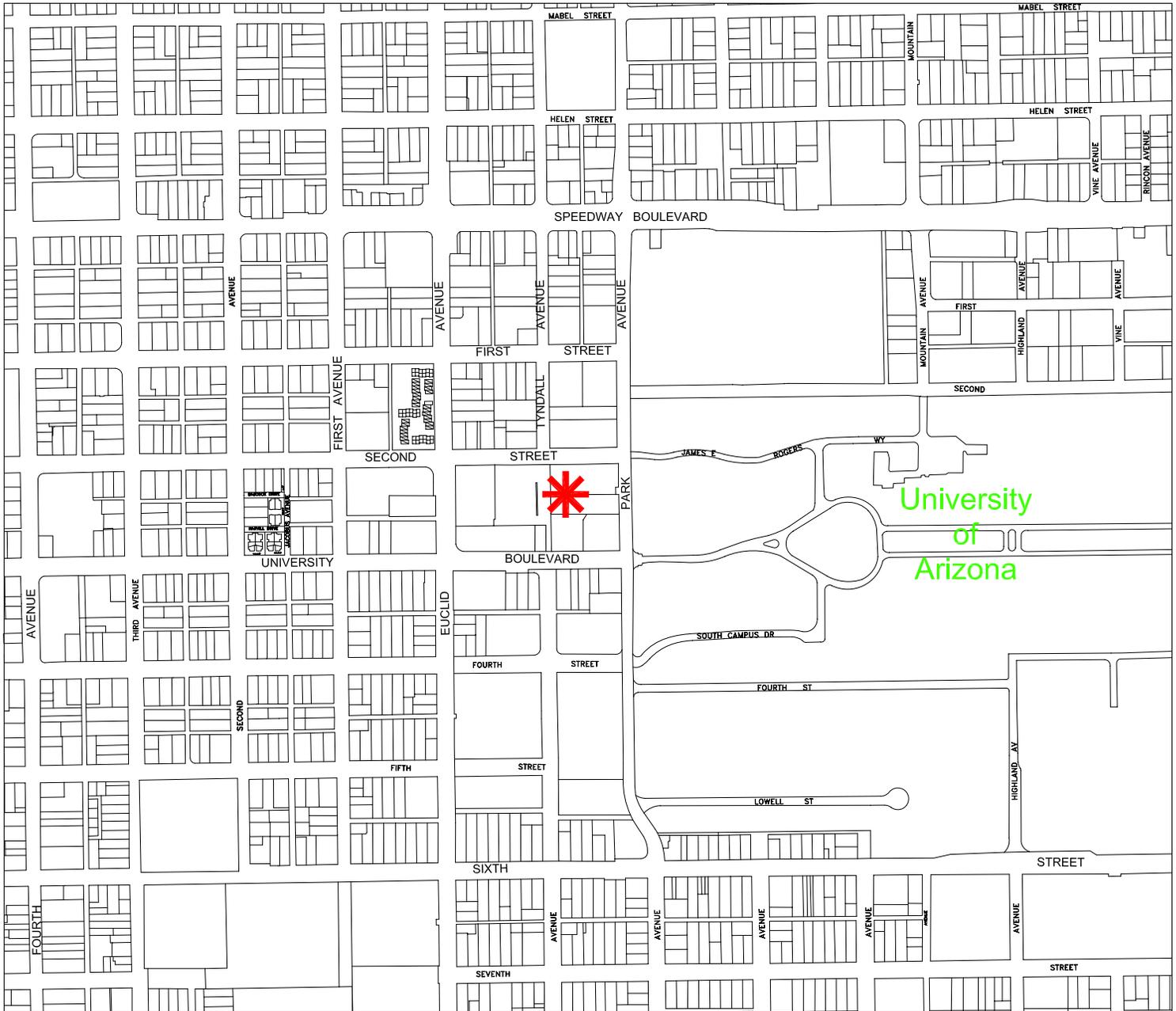
Over the past couple of decades, the applicant has worked closely with the West University Neighborhood Association on redevelopment in this area. In May 2009, the Vice President of the West University Neighborhood Association submitted a letter of support for the hotel proposal (please see page 17 of Attachment D).

Conclusion: Staff recommends the Planning Commission set this item for public hearing in October. This amendment request will be reviewed relative to existing and planned land uses in the area, land use plan policy direction, and other relevant information.

Ernie Duarte:JSH

Attachments: A-1 and A-2 – Location Map
B – Zoning Map
C – Land Use Map
D – Amendment Application
E – Aerial Photograph of Site and Surroundings
F – Land Use Plan Policies

West University Neighborhood Plan Amendment Main Gate V - Increased Building Height

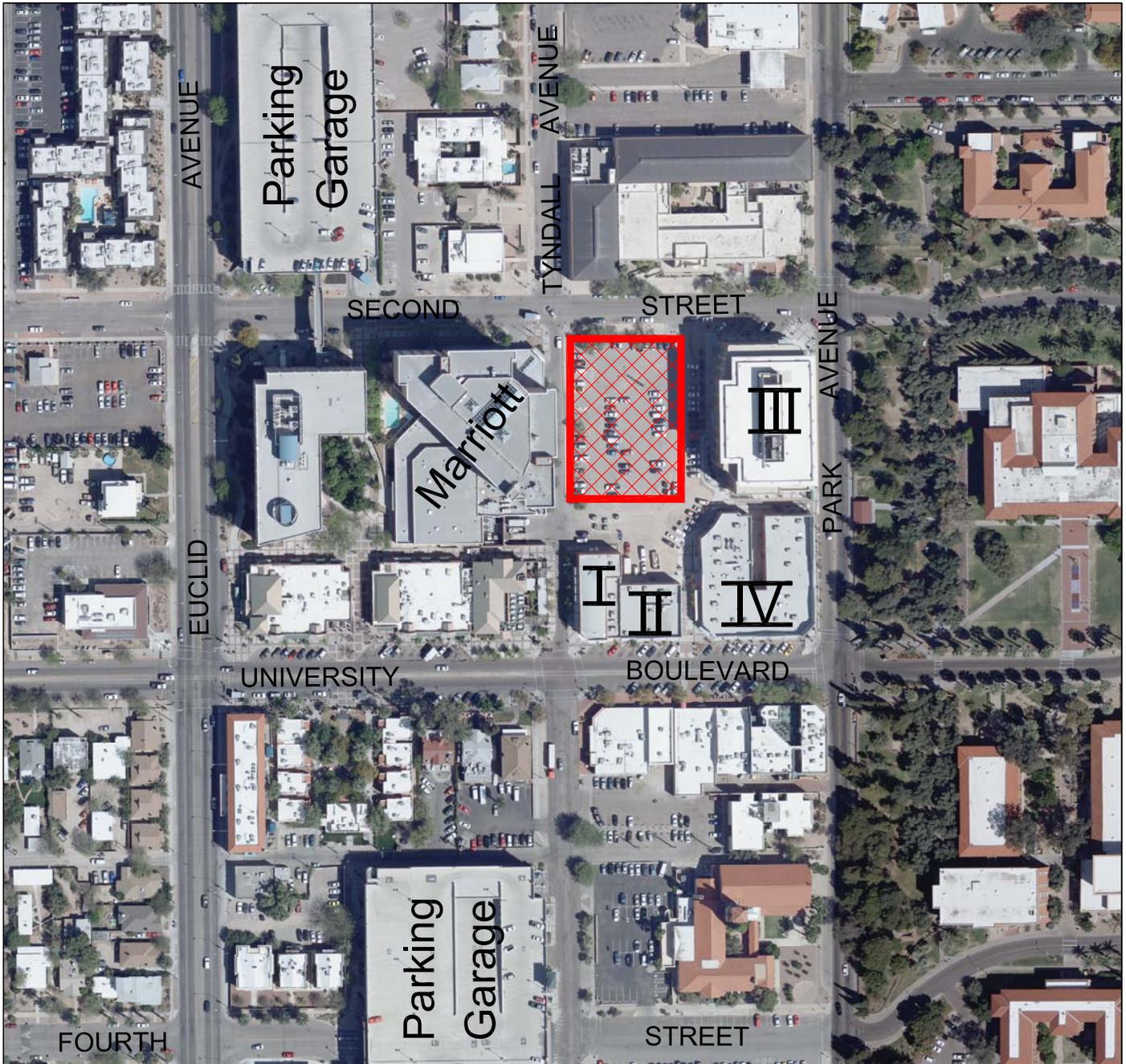


Location Map A-1

 Amendment Site



West University Neighborhood Plan Amendment Main Gate V - Increased Building Height



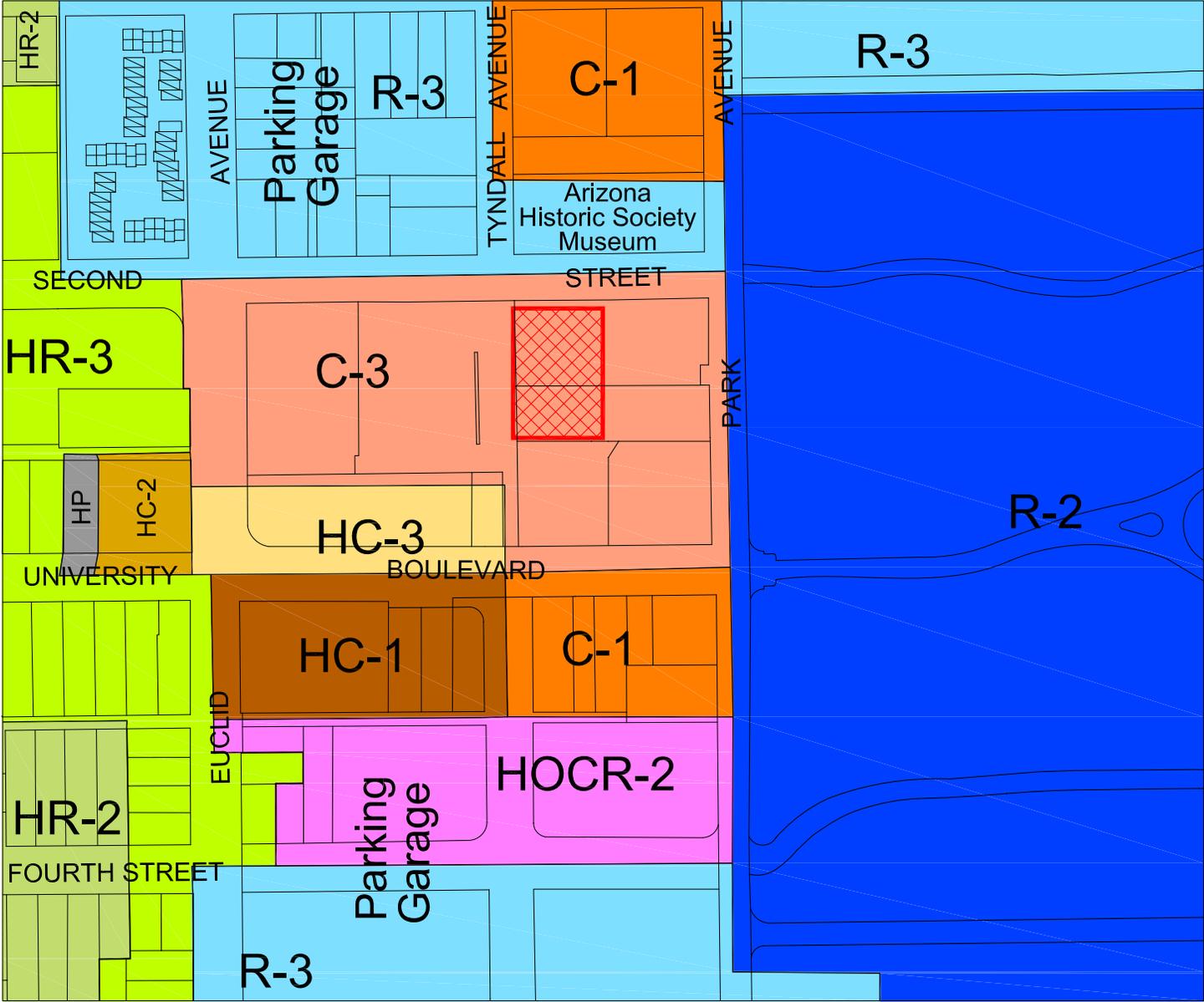
Location Map A-2



Amendment Site



West University Neighborhood Plan Amendment Main Gate V - Increased Building Height



Zoning Map

 Amendment Site



West University Neighborhood Plan Amendment Main Gate V - Increased Building Height



Land Use Map

- | | | | |
|---|----------------|---|---------------|
|  | Amendment Site |  | Multi Family |
|  | Commercial |  | Institutional |
|  | Single Family | | |





SECTION 1 - Case Filing Information This section to be filled out by staff.

Date Filed: 8/13/09 Received by: Joanne Hershenhorn

Area/Neighborhood Plan to Be Amended: West University Neighborhood Plan

Date Plan Was Adopted by Mayor and Council August 1, 1988

Plan Amendment Name: Main Gate V - Increased Building Height

Plan Amendment Number: PA-09-02 Processing Fee: \$2798.

SECTION 2 - Site Identification

Street Address: SE Corner of Tyndall Avenue & E. 2nd Street

Township/Range/Section: 14S-14E-7 Tax Code No: Portions of 124-04-100A
& 124-04-101B

Nearest Major Cross Street: Park & University

Amendment Site Size: 32,230 sq. ft.

Attach Assessor's Map and current color aerial photograph of site
and surrounding properties to application.

SECTION 3 - Applicant Information

If the applicant is not the property owner, please provide the property owner(s) name(s), address(es), and telephone and fax number(s), and the property owner's dated signature. A letter from the owner authorizing the applicant to represent the owner in the processing of this plan amendment must be attached to the application.

SECTION 3 – Application Information Cont'd.

Applicant or Agent's Name: Thomas "Tom" Warne

Firm's Name: c/o Marshall Foundation Phone No: 520-884-8843

Address: 70 West Cushing Street, Tucson, AZ 85701 Fax No: 520-882-2640


Signature

8/13/09
Date

SECTION 4 – Site and Surrounding Conditions

SITE

Existing Site Zoning: C-3, Ord. #9411 Current Use of Site: Parking Lot

Current Site Conditions (undeveloped or developed; and, if developed, list significant improvements on the site – buildings, pavement, walls/fences, etc.):

Broken Pavement

SURROUNDING AREAS HC-3 and

Existing Zoning: North R-3 South C-3 East C-3 West C-3

Describe Land Uses and Development on Surrounding Properties:

Immediately to the West of the property is a nine story atrium 255 room hotel with meeting spaces, to the North is the Arizona Historical Museum and Artifact Warehouse, to the East is a five story building with retail on the first floor and four floors of office and educational spaces above, to the southeast, south, and southwest are one and two story retail and restaurant spaces.

Neighborhood Context:

The context of the neighborhood is urban and dense comprised of approximately 675,000 sq. ft. of building gross floor area in a four block area with building heights ranging from approximately 20 ft. to 95 ft. The area also includes a few two story historic houses and the historic Geronimo Hotel. The four block area is completely comprised of retail, commercial, restaurants, education, office and hotel. The commercial neighborhood is very pedestrian and streetscape oriented. The sidewalks range from approximately 8 ft. to 24 ft. in width containing several bike racks along University Blvd. There is on street "back-in" parking along University Blvd. which helps to insure safety for bicyclists and pedestrians out in the street. There are two parking garages on the perimeter of the commercial neighborhood which allows for parking away from the main activity area. The proposed rapid transit will transgress through the activity area. This encourages other modes of transportation other than vehicular.

SECTION 5 –Plan Amendment Information Attach Additional Sheets as Necessary

Proposed Site Development

Proposed Use: The proposed use is parking, commercial, education, theatre and hotel.
Proposed Zoning: OCR-1

Proposed Site Improvements (buildings, parking areas, etc.):

The site improvements will be comprised of a nine story building with underground parking for the hotel. The first floor will be education and commercial, the second floor a theatre, and the third thru ninth floor will be hotel rooms. The building will be surrounded with pedestrian walkways and courtyard open spaces varying in widths from approximately 8' to 25'. The open public spaces will be landscaped with trees and plants to continue the continuity of the Main Gate area. There will also be benches and a seating area to encourage interaction and gathering of the pedestrian traffic. Parking for the uses other than the Hotel are provided in the Tyndall Avenue garage as stipulated in Board of Adjustment case C10-00-31. The loading spaces are designated to be on Tyndall Avenue which is private property between 2nd Street and University Boulevard with controlled access. The C-3 zoning authorized for this site includes office space only above the theatre. The current request is to delete the office space above the theatre and construct hotel rooms from the third floor to the ninth floor. The maximum amount of hotel rooms will be 171.

Identify the parts of the Plan that need to be amended, and why. List any policies and identify any maps that are proposed to be changed.

Neighborhood Conservation Policy 1.B.10. The proposed new goal and policy language is to change the height policy on the northwest corner (Phase V) of the Main Gate Development Block between University Boulevard and the South, Second Street on the North, and between Tyndall Avenue (vacated) on the West and Park Avenue on the East from 40' to 140'.

Provide proposed new goal and policy language, and proposed new maps that incorporate the change.

Limit building heights west of Euclid Avenue to that allowed by zoning on August 1, 1988. Allow maximum building heights of 40 feet in the transition area between Park and Euclid Avenue. However, an exception to this policy is for the project located at the northwest portion of the block located between University Boulevard on the south, East Second Street on the north, Park Avenue on the east, and the Tyndall Avenue alignment on the west. This project may build to a building height limit of 140 feet.

Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area or Neighborhood Plan:

Support the maintenance, intensification, and strengthening of existing neighborhood commercial nodes including University Boulevard/Tyndall Avenue. Promote shared off-

SECTION 5 – Plan Amendment Information Cont'd

street parking facilities, the development of streetscape improvement programs, and the establishment of landscape buffers between commercial uses and adjacent residential properties. These policies are noted in the West University Neighborhood Plan Policy 3., Commercial and Office Development, B.1 and C.1. The Main Gate Square recognizes the nature and potential of the University and its immediate surroundings as a relatively compact, pedestrian-oriented regional activity center, and work to strengthen the identity and quality of this area consistent with city-wide and neighborhood goals. This policy is noted in the University Area Plan Section 1: Goals - Goal 3. The Main Gate Square supports the continued vitality of established pedestrian commercial districts, including the University Blvd./Tyndall area, which provide historic and cultural value to the University Area and the City. This policy is noted in Section 2: Neighborhood Conservation-Policy 3. The University Area Plan supports the maintenance and intensification of neighborhood and UA campus-oriented commercial services in the following established pedestrian commercial districts: - Speedway/Campbell, Sixth Street, Park to Santa Rita, Fourth Avenue Shopping District, Park/Speedway, University Blvd./Tyndall (University Main Gate). This policy is noted in Section 3.C. Ofc/Comm. Policies, Policy 1 of the University Area Plan. The plan also supports the development of concentrated centers of pedestrian-oriented commercial/office activity through the following means: encouraging the consolidation of adjacent development parcels in order to provide integrated circulation and access while reducing the number of vehicular curb cuts along the street and encouraging the establishing of a well-defined pedestrian system linking adjacent uses, secure bicycle parking areas, and convenient access to transit facilities, as integral components of new office/commercial development. These policies are noted in Section 3C:Ofc/Comm. Policies 2, 2.3 and 2.4 of the University Area Plan.

Explain how the proposed changes are consistent with and supported by the goals and policies of the *General Plan*.

Main Gate Development would support pedestrian and transit-oriented development along major streets and in or adjacent to activity centers and nodes and village centers. It would also support nonresidential uses, where the scale and intensity of use will be compatible with adjacent uses. These policies are noted in Element 2, Policies 3.8 and 3.9 in the General Plan. The General Plan supports incentives for development in or adjacent to existing regional and community-level activity centers that will integrate residential and nonresidential land uses and the mix of private and public land uses, including entertainment, recreation, retail, restaurants, offices, libraries, hotels, public meeting facilities, child care, transit facilities, and other services into mixed-use activity nodes; reestablish pedestrian connections in the street network, where they have been lost, adjacent to existing regional and community-level activity centers and neighborhood-scaled activity nodes; promote alternate modes of transportation; encourage infilling vacant or underutilized parcels adjacent to existing regional and community-level activity centers and neighborhood-scaled activity nodes; provide convenient, comfortable, illuminated, and accessible bus shelters and an attractive pedestrian environment; and promote pedestrian and bicycle use by providing clearly marked pathways from adjacent bike routes, public sidewalks, and walkways and separating them from auto traffic access. This policy is noted in Element 2, Policy 6.13.1 through 6 of the General Plan.

SECTION 5 –Plan Amendment Information Cont'd

Provide additional supporting information that demonstrates why this amendment should be approved.

This amendment should be approved as the Development Plan of Phase V of the Main Gate Square as an extension and natural progression of the area's urban development. The subject area and its immediate surroundings, the University of Arizona, are a regional activity center. The Main Gate Square is on the fast transit route and the street car route. The Square serves as a link and anchor to downtown. The specific requested Amendment change from the present zoning, the hotel portion of Phase V, is fulfilling a need of The University of Arizona which is presently underserved with hotel accommodations. In fulfilling this need many more visitors will maintain their activities in the central part of Tucson versus the far north areas.

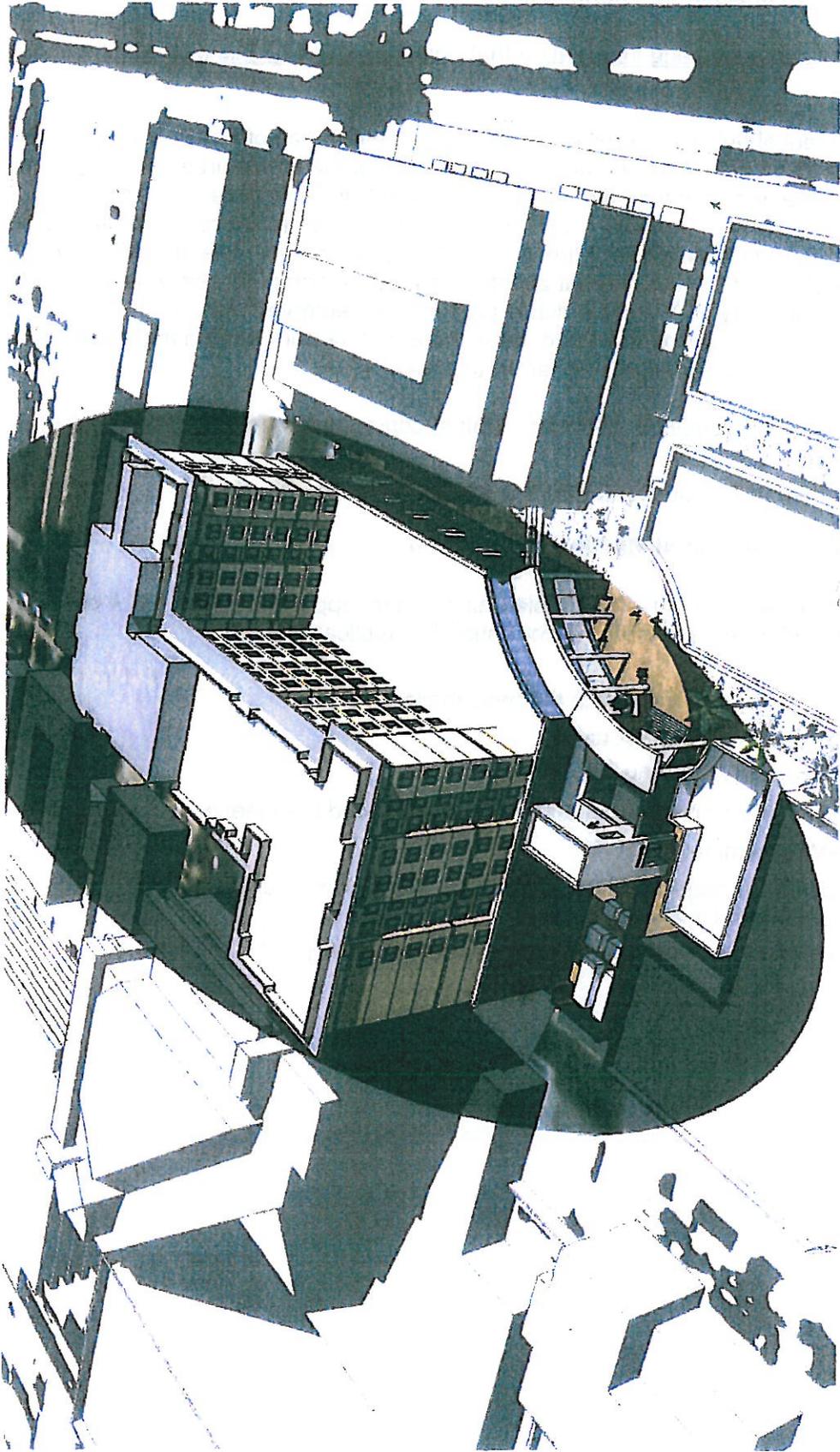
A concept plan is not required. However, staff encourages the applicant to submit one.

Is a concept map being submitted with this application? Yes No

SECTION 6 –Pre-Submittal Meeting Information

The following must be attached to the plan amendment application (see Part 4 of the handout titled "Plan Amendments – Information for Applicants"):

- Copy of the meeting notice that was mailed
- Copy of the mailing list used
- Certification of mailing
- Copy of the sign-up sheet showing who attended the meeting
- Meeting summary
- Copy of any maps, drawings, or written information provided at the neighborhood meeting
- Copy of notes from rezoning pre-submittal meeting



Marriott Residence Inn at MANGATE

Jussan, Az

02.25.09

NelsenPartners





PERSPECTIVE LOOKING NORTHWEST



PERSPECTIVE FROM SECOND STREET LOOKING SOUTHEAST

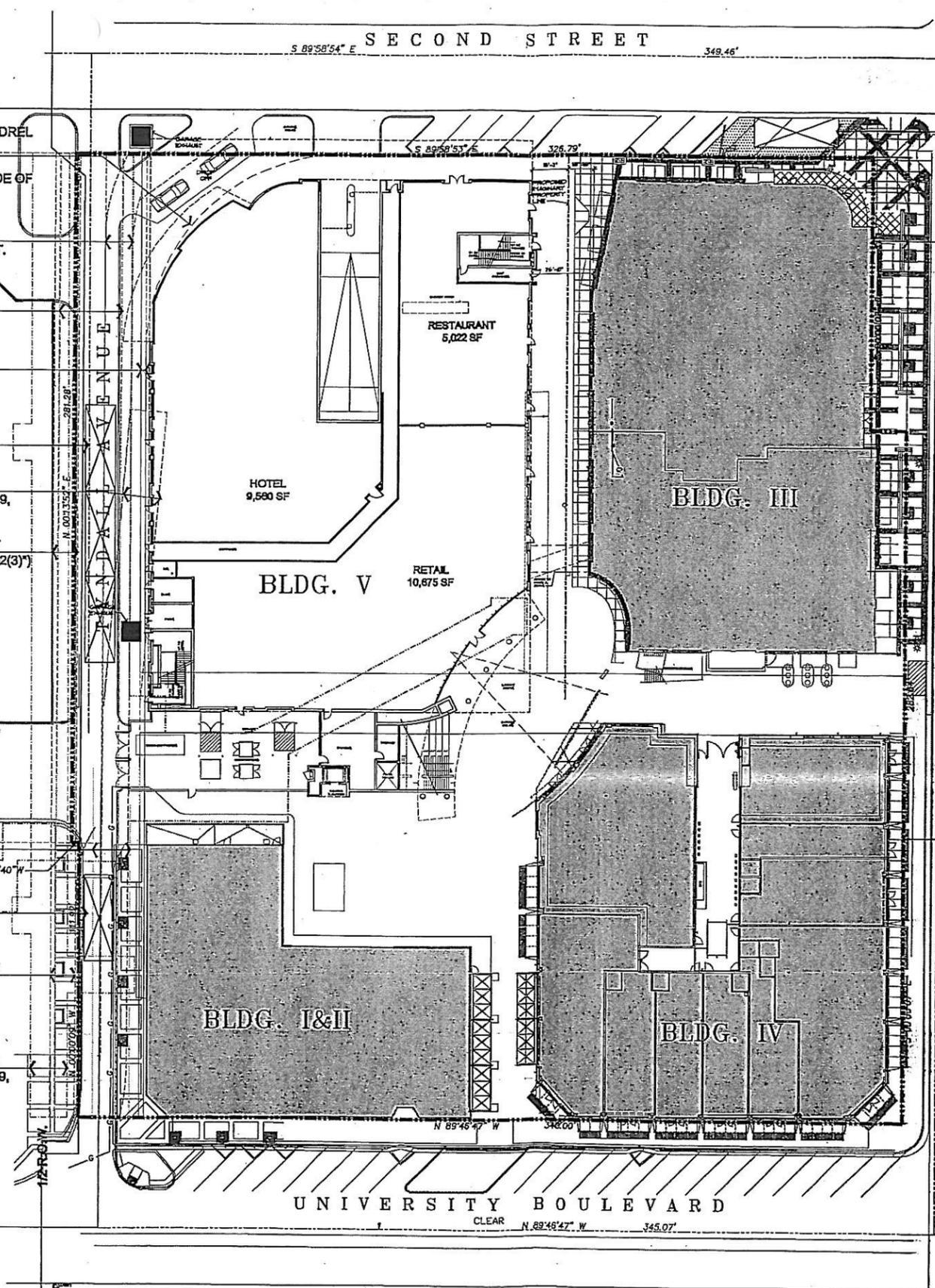




PEDESTRIAN ACCESS FROM UNIVERSITY BOULEVARD



PEDESTRIAN ACCESS FROM SECOND STREET



PEDESTRIAN SIDEWALK & SPANDREL
RIGHT-OF-WAY
(DKT. 10076, PG. 3844)
(ALSO 2' STRIP ALONG WEST SIDE OF
LOTS & ALLEY)

11' TROLLEY EASEMENT
(DKT. 10076, PG. 3875, "A-7") DKT.
10389, PG. 1729

25' DRAINAGE EASEMENT
(DKT. 10076, PG. 3875, "A-3")
DKT. 10389, PG. 1729

2' PED. EASEMENT
DKT. 10076, PG. 3811
DKT. 10076, PG. 3875
DKT. 10389, PG. 1729 "A-2(1)"

LOADING SPACE 12'X35'
(TYPICAL)

15' ELECTRIC EASEMENT (DKT.
10076, PG. 3875, "A-6") DKT. 10389,
PG. 1729

10' PED. & SIDEWALK EASEMENT
HOTEL (DKT. 10076, PG. 3875, "A-2(3)")
DKT. 10389, PG. 1729

TRASH COMPACTOR PER
MAINGATE MASTER PLAN
TO FACILITATE HOTEL,
RETAIL, RESTAURANT AND
OFFICES PER MR. ROBLES,
CDRC

SERVICE
AREA

15' GAS EASEMENT (DKT. 10076,
PG. 3875, "A-4")
DKT. 10389, PG. 1729

LOADING SPACE
12'X35'

10' PED. & SIDEWALK EASEMENT
RETAIL (DKT. 10076, PG. 3875,
"A-2(2)")
DKT. 10389, PG. 1729

15' WATERLINE EASEMENT (DKT.
10076, PG. 3875, "A-1") DKT. 10389,
PG. 1729

HOTEL
ZONING: C-3

ZONING: HC-3

LOADING SPACE 12'X35'
POSTED NO PARKING FROM
6AM-4PM

EXCEPTION EAST 15.0' OF
THE NORTH 111.77' OF LOT 3.

WEST 10' OF EAST 157.5' OF
SOUTH 115.0' EASEMENT TO T.E.P.
(DKT. 924, PG. 42) EASEMENT TO
BE ABANDONED

OWNERSHIP
ARIZONA BOARD OF REGENTS
ZONING: R-2



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Maingate Phase 5

26 March 2009
Schematic Design

SITE PLAN
1" = 20'



Marshall Foundation
c/o Thomas W. Warne
70 West Cushing Street
Tucson, Arizona 85701
(520) 884-8843 Phone
(520) 882-2640 Fax
e-mail: jlinvestments@aol.com

June 4, 2009

Neighbor of the West Main Gate Square
Located at the West Main Gate of the University of Arizona

Re: Rezoning of Parcel No. 124-04-100A (The Block between University Blvd. on the South, East 2nd Street on the North, Park Avenue on the East and abandoned Tyndall Avenue on the West)

Dear Neighbor:

The intent of this letter is to notify you of the rezoning of Phase 5 of the above location that will formally be applied for. The zoning currently is a specific City of Tucson Ordinance 9411 which is comprised of C3 (Heavy Commercial) zoning. There will be a request to change the zoning of the Phase 5 site of the subject block to OCR-1 (Office, Commercial, Residential).

There will be a meeting held on June 17, 2009 at 5:15 p.m. to illustrate and describe specifically the rezoning request at the following location:

The Marshall Foundation Offices
814 East University Boulevard
Tucson, AZ 85719

The adjacent property owners and neighborhood associations may submit written comments to the Director of the City of Tucson's Department of Urban Planning & Design, prior to the public hearing held by the Zoning Examiner or speak at the public hearing held by the Zoning Examiner.

If you have any further questions, please do not hesitate to contact me at the address and numbers listed above.

Sincerely,



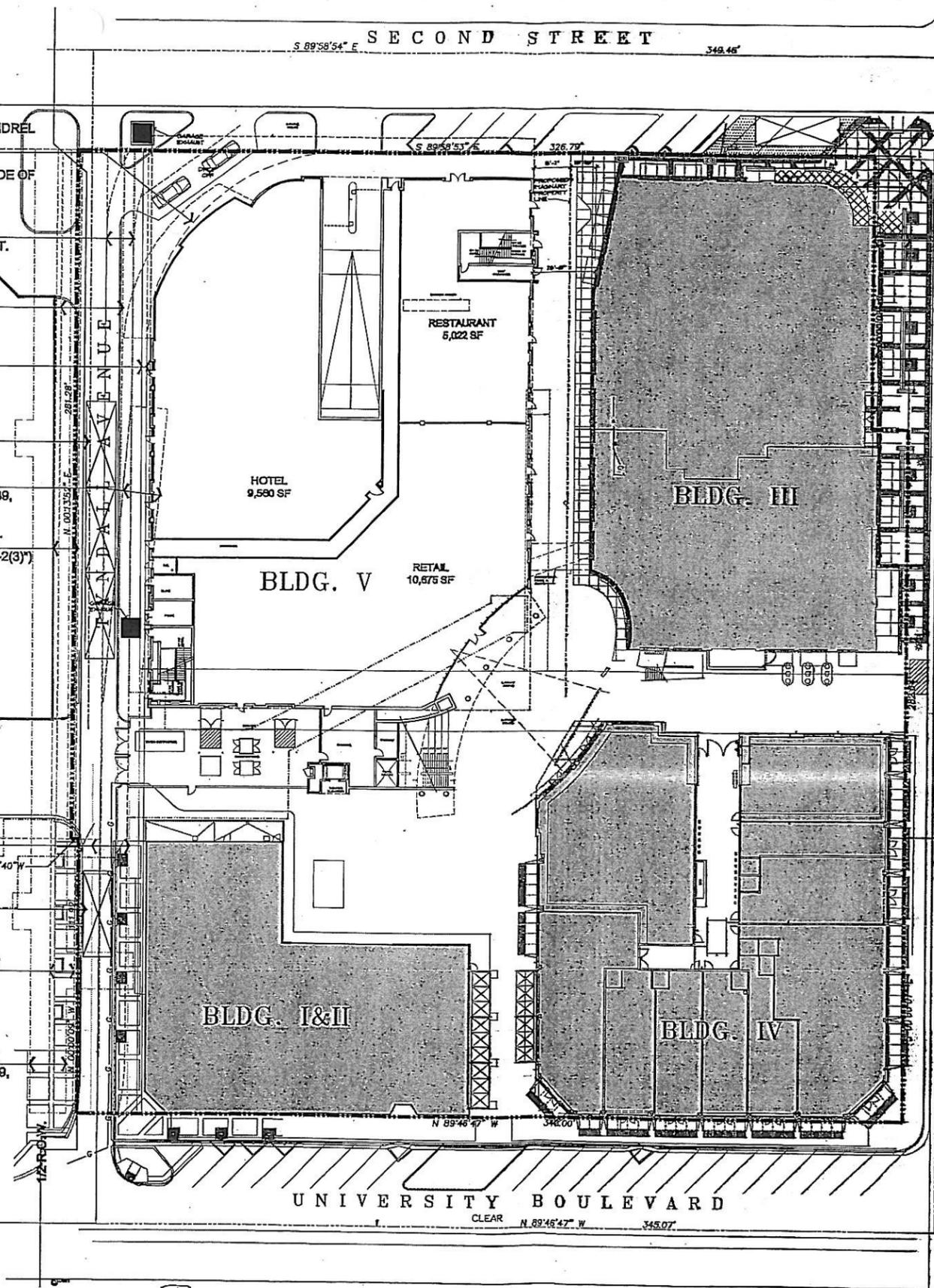
Thomas W. Warne

SIGN IN SHEET
NEIGHBORHOOD MEETING REGARDING REZONING OF
WEST MAIN GATE SQUARE PARCEL NO. 124-04-100A
JUNE 17, 2009 AT 5:15 P.M.

Name Address Phone E-mail

NO ONE ATTENDING THE MEETING -

Thomas C. Cavanaugh 6/17/09



HOTEL
ZONING: C-3

ZONING: HC-3

PEDESTRIAN SIDEWALK & SPANDREL
RIGHT-OF-WAY
(DKT. 10076, PG. 3644)
(ALSO 2' STRIP ALONG WEST SIDE OF
LOTS & ALLEY)

11' TROLLEY EASEMENT
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10389, PG. 1729

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AREA

15' GAS EASEMENT (DKT. 10076,
PG. 3675, "A-4")
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LOADING SPACE
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10' PED. & SIDEWALK EASEMENT
RETAIL (DKT. 10076, PG. 3675,
"A-2(2)")
DKT. 10389, PG. 1729

15' WATERLINE EASEMENT (DKT.
10076, PG. 3675, "A-1") DKT. 10389,
PG. 1729

LOADING SPACE 12'X35'
POSTED NO PARKING FROM
6AM-4PM

EXCEPTION EAST 15.0' OF
THE NORTH 111.7' OF LOT 3

WEST 10' OF EAST 157.9' OF
SOUTH 115.0' EASEMENT TO T.E.P.
(DKT. 924, PG. 42) EASEMENT TO
BE ABANDONED

OWNERSHIP
ARIZONA BOARD OF REGENTS
ZONING: R-2



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Maingate Phase 5

26 March 2009
Schematic Design

SITE PLAN
1" = 20'

Marshall Foundation
c/o Thomas W. Warne
70 West Cushing Street
Tucson, Arizona 85701
(520) 884-8843 Phone
(520) 882-2640 Fax
Email: jlinvestments@aol.com

July 28, 2009

Neighbors of the West Main Gate Square
Located at the West Main Gate of the University of Arizona

Re: Amendment to the West University Neighborhood Plan
for the northwest portion of the block located between
University Boulevard on the south, East 2nd Street on the north,
Park Avenue on the east, and the Tyndall Avenue alignment
on the west

Dear Neighbor:

The intent of this letter is to notify you of our proposal to amend the West University Neighborhood Plan to allow high-intensity commercial uses at the above location. We are planning to build up to a 7-story hotel (approximately 130 feet high), that will include below-ground parking, and may include commercial, office, entertainment and educational uses on the lower floors. The West University Neighborhood Plan currently limits building height in this area to 40 feet. We are seeking to amend the plan to allow a higher building. After the plan has been amended, we plan to rezone the site from its current C-3 zoning (community commercial) to OCR-1 zoning (high-rise office, commercial and residential), which will allow us to proceed with our project.

A meeting will be held on August 12, 2009 at 5:15 p.m. to illustrate and describe the project and the plan amendment request at the following location:

The Marshall Foundation Offices
814 East University Boulevard
Tucson, Arizona 85719

The plan amendment process includes a public hearing before the City of Tucson Planning Commission, followed by a public hearing before the Mayor and Council. Please be advised that you may submit comments about this proposal to the Director of the City of Tucson Development Services Department prior to the Planning Commission public hearing. Comments may also be made verbally, and/or submitted in writing, at the Planning Commission public hearing, and at the Mayor and Council public hearing. If you have any further questions, please do not hesitate to contact me at the address and phone numbers listed above.

Sincerely,



Thomas W. Warne

13/18

SIGN IN SHEET
NEIGHBORHOOD MEETING REGARDING PLAN AMENDMENT OF
WEST MAIN GATE SQUARE PORTIONS OF
PARCEL NOS. 124-04-100A & 124-04-101B
AUGUST 12, 2009 AT 5:15 P.M.

Name Address Phone E-mail

Bill Vinzar 5633 E. Grant Rd 721-7964 wv@pepperwiner.com

Steve Shenzler 5633 E. Grant Ad. 721-1102 SITS@pepperwiner.com

Mart Edberg 876 E. Univ. Blvd 622-1032 Are you kidding?

John Finkelstein 876 E. University Blvd. 622-1032

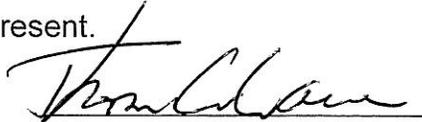
Ronald L. McCormick 724 E. University Blvd Tucson, AZ 85719

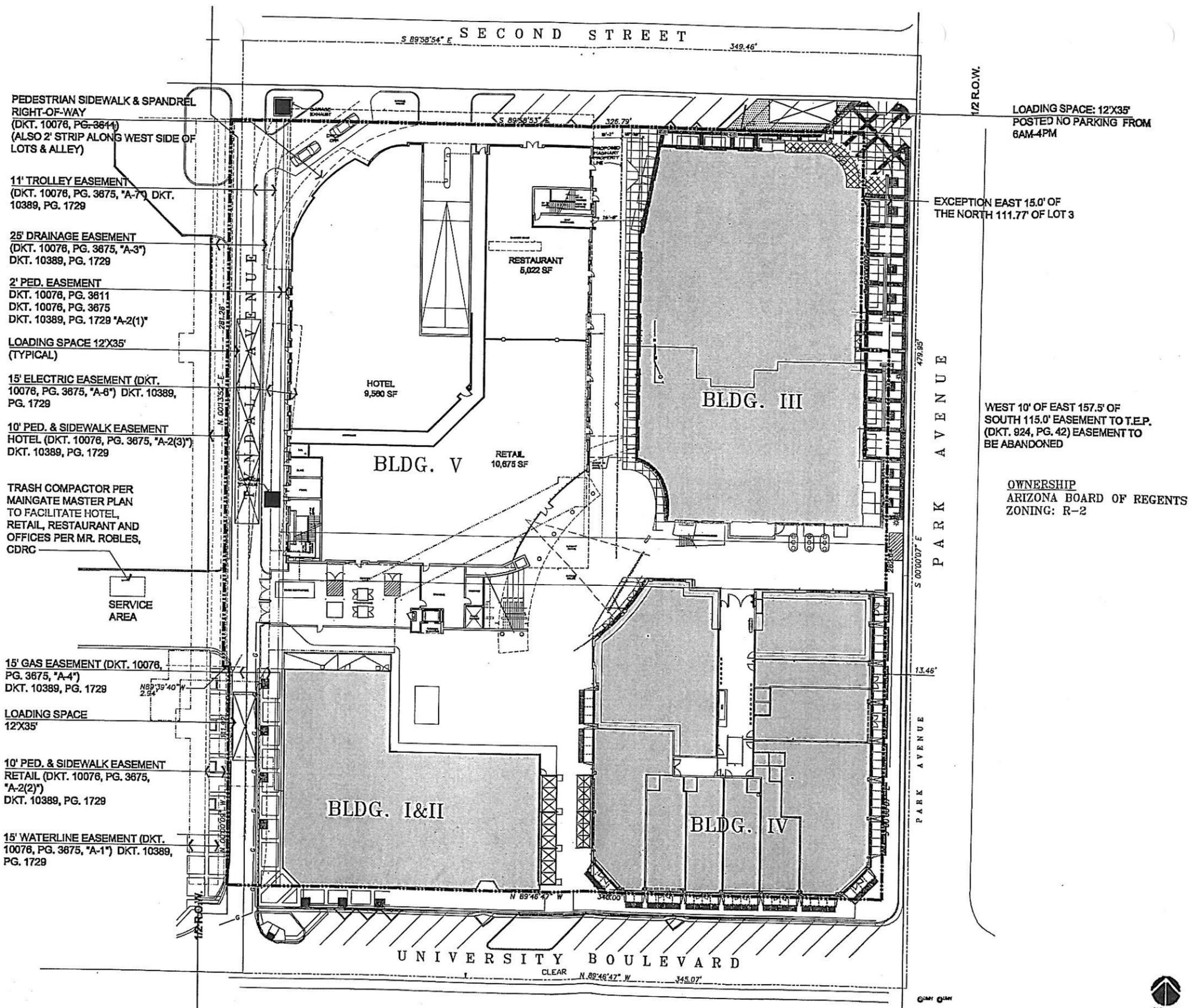
MINUTES OF NEIGHBORHOOD MEETING
REGARDING PLAN AMENDMENT OF
WEST MAIN GATE SQUARE PORTIONS OF
PARCEL NOS. 124-04-100A & 124-04-101B
AUGUST 12, 2009 AT 5:15 P.M.

The attendees of the above-referenced meeting, Bill Viner, Steve Shenitzer, Mort Edberg and John Finkelstein were fully supportive of the Plan Amendment and the Phase V development of the Main Gate Square.

Ronald L. McCormick, proprietor of the Peppertrees B&B Inn, felt that the hotel suites portion of Phase V could detract from his occupancy. The Peppertrees B&B Inn has 8 rooms. Mr. McCormick was supportive of the fact that the hotel expansion of Phase V would bring more people to the central part of town and allow the Marriott to host larger events. Mr. McCormick stated that he would be supportive of the project.

There were no other attendees present.

 8/13/09
Thomas W. Warne



HOTEL
ZONING: C-3

ZONING: HC-3

LOADING SPACE: 12'X35'
POSTED NO PARKING FROM
6AM-4PM

EXCEPTION EAST 15.0' OF
THE NORTH 111.77' OF LOT 3

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SOUTH 115.0' EASEMENT TO T.E.P.
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OWNERSHIP
ARIZONA BOARD OF REGENTS
ZONING: R-2



NelsenPartners
www.nelsenpartners.com

Maingate Phase 5

26 March 2009
Schematic Design

SITE PLAN
1" = 20'

10/18



WEST UNIVERSITY NEIGHBORHOOD ASSOCIATION

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www.westuniversityneighborhood.org

May 6th, 2009

Mr. Albert Elias
Director
City of Tucson
Department of Urban Planning and Design
149 N. Stone Avenue
Tucson, AZ 85701

RE: Request for Modification of Ordinance No. 9411

Dear Mr. Elias:

This letter is to advise you that the West University Neighborhood Association (WUNA) has met with Tom Warne, George Melara of Nelsen Architects, and Jane McCollum of The Marshall Foundation on three different occasions in the last six months regarding the conceptual plan for a new structure in Main Gate Square. The new project entails underground parking, retail and a hotel lobby on the first floor, a theater on the second floor, and six stories of hotel floors above the theater. At the third meeting, a revision was presented adding a seventh hotel floor - this was permitted based on the absence of rooftop HVAC systems since the building will be tied into the UA central plant system.

- The first presentation was with the WUNA Planning Subcommittee. There was no opposition to the conceptual plan presented.
- The second presentation was held at one of WUNA's monthly board meetings. The conceptual plan presented to the WUNA Planning Subcommittee was presented to the WUNA Board of Directors and approved unanimously.
- The third presentation was a return to a WUNA monthly board meeting. This was to present a revision to the height of the previously approved plan. An additional story was proposed to the hotel bringing the total height to 130'-8" to top of parapet. The Board of Directors unanimously approved the height revision with the condition there would be no rooftop HVAC systems since the building will be tied to the UA central plant system.

As with all development projects, WUNA requested to be kept informed of any other proposed revisions and the general progress of the project. WUNA has known Tom Warne and the Marshall Foundation for many years and does not foresee any problems in this request being fully honored.

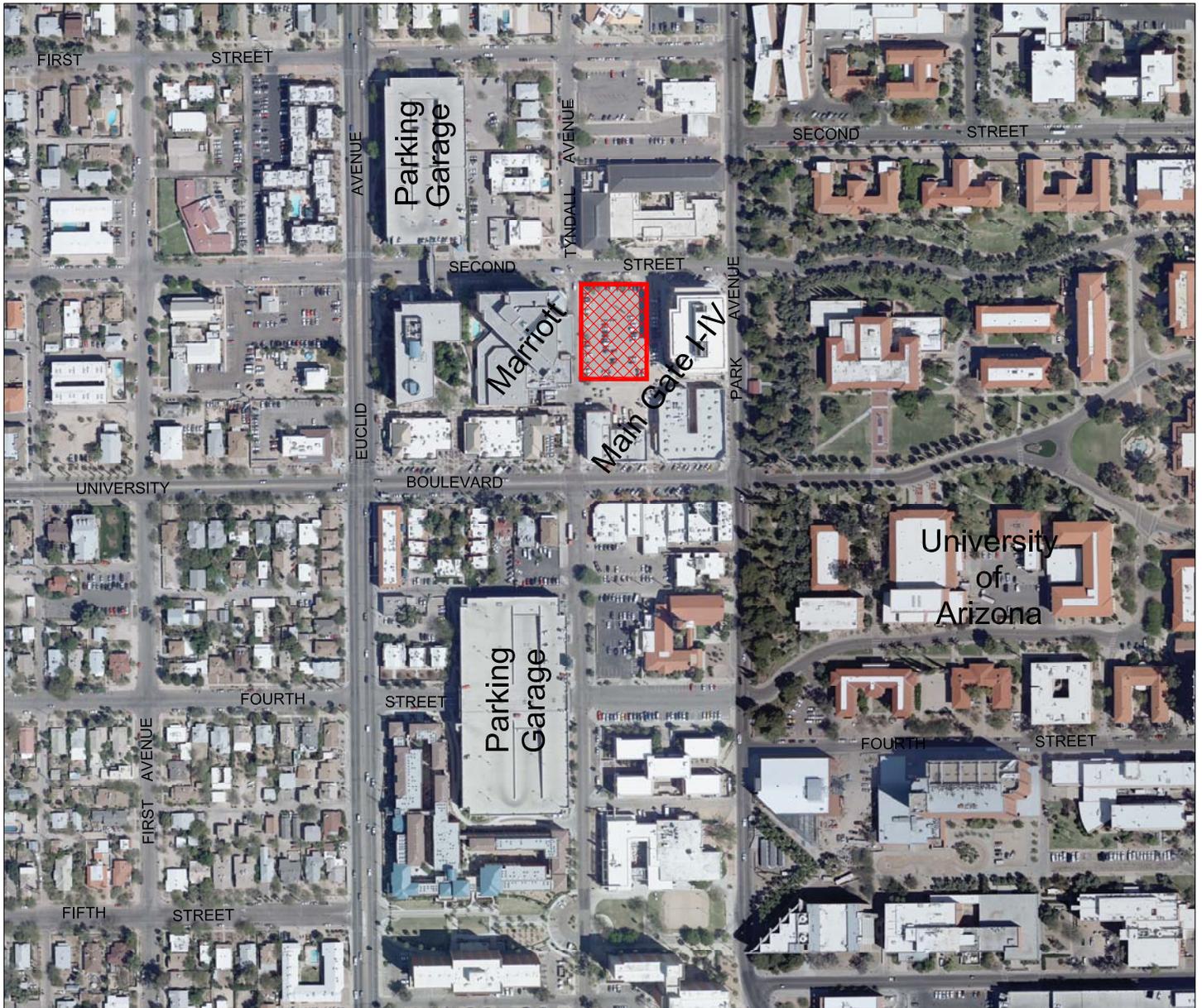
Respectfully Submitted,



Gal Witmer
Vice-President
West University Neighborhood Association

cc: Lori Boston, President, West University Neighborhood Association
Jenn O'Connor, Chairperson, West University Neighborhood Association - Planning
Subcommittee
Tom Warne, Marshall Foundation

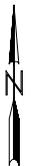
West University Neighborhood Plan Amendment Main Gate V - Increased Building Height



Aerial Photo - Surrounding Area



Amendment Site



PA-09-02, *West University Neighborhood Plan* Amendment
Main Gate V – Increased Building Height
Planning Commission Study Session - September 2, 2009

LAND USE PLAN POLICIES

WEST UNIVERSITY NEIGHBORHOOD PLAN

□ **NEIGHBORHOOD CONSERVATION**

Policy 1.B.10. Limit building heights west of Euclid Avenue to that allowed by zoning on August 1, 1988. Allow maximum building heights of 40 feet in the transition area between Park and Euclid Avenues.

Policy 1.D. Maintain the economic and ethnic diversity historically present in the West University Neighborhood.

Policy 1.D.1 Provide a full range of recreational, educational and community service facilities to fulfill the needs of neighborhood residents.

□ **COMMERCIAL AND OFFICE DEVELOPMENT**

Policy B.1. Support the maintenance, intensification, and strengthening of existing neighborhood commercial nodes at University Boulevard/Tyndall Avenue and 4th Avenue/6th Street.

Policy C.1. Promote shared off-street parking facilities, the development of streetscape improvement programs, and the establishment of landscape buffers between commercial uses and adjacent residential properties.

Policy C.3. Encourage the development of off-street parking areas with appropriate amenities and screening within defined commercial districts.

□ **PUBLIC IMPROVEMENTS**

Policy B. Support the development of public transit facilities necessary to serve the West University Neighborhood.

Policy C. Upgrade and improve the existing streetscape elements (lights, signs, sidewalks) in a manner consistent with the residential and historic nature of the West University Neighborhood.

Policy D. Designate and improve major pedestrian corridors that a) link major community elements (e.g., residential areas, commercial areas, campus) and b) stimulate foot travel and bicycling.

UNIVERSITY AREA PLAN

□ SECTION 1: OVERALL GOALS

3. Recognize the nature and potential of the University and its immediate surroundings as a relatively compact, pedestrian-oriented regional activity center, and work to strengthen the identity and quality of this area consistent with city-wide and neighborhood goals.

□ SECTION 2: NEIGHBORHOOD CONSERVATION/HISTORIC DISTRICT PRESERVATION

3. Support the continued vitality of established pedestrian commercial districts, including those areas such as Fourth Avenue, which provide historic and cultural value to the University Area and the City.

□ SECTION 3.A: GENERAL POLICIES

1. Strongly encourage the development of vacant property throughout the University Area to complement the existing scale, character, and identity of the surrounding neighborhood.
4. Demonstrate sensitivity to surrounding uses in the design, location, orientation, landscaping, screening and transportation planning of new development.

□ SECTION 3.C: OFFICE/COMMERCIAL DEVELOPMENT POLICIES

1. Support the maintenance and intensification of neighborhood and UA campus-oriented commercial services in the following established pedestrian commercial districts: Speedway/Campbell; Sixth Street, Park to Santa Rita; Fourth Avenue Shopping District; Park/Speedway; University Boulevard/Tyndall (Main Gate area).
2. Support the development of concentrated centers of pedestrian-oriented commercial/office activity through the following means: (2.3) Encourage the consolidation of adjacent development parcels in order to provide integrated circulation and access, while reducing the number of vehicular curb cuts along the street. (2.4) Encourage the establishment of a well-defined pedestrian system linking adjacent uses, secure bicycle parking areas, and convenient access to transit facilities, as integral components of new office/commercial development.

□ SECTION 4: TRANSPORTATION

- 3.4 Mitigate any existing or potential drainage problems.

□ SECTION 5: ENVIRONMENT

1. Support measures throughout the University Area designed to (1.1) improve air quality in the community by encouraging the development of alternate modes of transportation and pedestrian-oriented regional activity centers.

GENERAL PLAN

- ELEMENT 2 (Land Use) Policy 3.8 is to support pedestrian and transit-oriented development along major streets and in or adjacent to activity centers and nodes.

Policy 3.9 is to support nonresidential uses where the scale and intensity of use will be compatible with adjacent uses.

Policy 5 is to support appropriate locations for commercial uses, with priority for development and redevelopment in the urbanized area, to promote the use and improvement of existing infrastructure, increase pedestrian and transit use, and meet residents' needs for goods and services in a cost-effective and equitable manner.

Policy 6 is to promote continued development of mixed-use activity centers to increase transit use; reduce air pollution; improve delivery of public and private services; and create inviting places to live, work and play.

Supporting Policy 6.13 is to support incentives for development in or adjacent to existing regional and community-level activity centers that will 1) integrate the mix of public and private land uses, including entertainment, recreation, retail, restaurants, offices, libraries, hotels, public meeting facilities, child care, transit facilities, and other services into mixed-use activity nodes; 2) re-establish pedestrian connections in the street network, where they have been lost, adjacent to existing regional and community-level activity centers; 3) promote alternate modes of transportation; 4) encourage infilling vacant or underutilized parcels adjacent to existing regional and community-level activity centers; and 5) provide convenient, comfortable, illuminated and accessible bus shelters and an attractive pedestrian environment.

Action 9.4.C is to encourage the development of activity centers as "mixed use areas" to integrate land uses and reduce vehicle miles traveled.

- ELEMENT 4 (Community Character and Design) Policy 5 is to promote neighborhood identity and visual character.

Policy 5.9 is to promote safer use of public space and facilities through careful attention to walkways, paths, streets, lighting, traffic patterns, and location and hours of operation.

Policy 6 is to promote quality in design for all development.