

Rick Gonzalez, Architect

214 E Suffolk Drive, Tucson, Az. 85704
(520) 850-7401 gonzalezrick34@gmail.com

DATE: January 26, 2021

TO: Maria Gayosso, Urban Planner/Principal Planner/Project Manager,
City of Tucson

FROM: Rick Gonzalez, Architect (#26992)
COT On-Call Design Professional

RE: DP Review, Gentle Bens,
MGD-22-01, T21SA00361

I have reviewed the *Gentle Ben's Tenant Improvement Construction Documents* submitted January 2021 for the purpose of determining conformance with the Design Package of the IID. I have checked the submittal against the *Main Gate District (MGD) Ordinance Requirements* relative to Section C-19, Design Standards under procedure described in Section B-2.d.

<u>Submittal Requirements</u>	<u>Status</u>
1. Lighting: minimize light glare and trespass, conserve energy, promote safety and security, full cut-off fixtures, concealed from public right-of-way view	Reference response note 1 below
2. Building Materials and Colors: chosen for tactile effects, contrast... like rough to smooth, vertical patterns vs. horizontal. Etc., integral colors, visual and physical permanence in the Sonoran Desert. Localizing effect, ambiance, coherence with the neighborhood. Facades on public streets or open space: Use high quality materials such as: brick, stone, pre-cast concrete, cast stone, CMU's. Brick panels... Architectural metals... panels, sheets... with expressed seams, cuts, stamps, casts, or ornamental panels. Glass/glass block... Modular panels: EIFS, stucco, but less than 25% of total facade at the base along public streets. At lower floors adjacent to street frontage, respond to pedestrian ways... using quality scale, texture color, detail. Material combinations reinforce architectural scaling requirements. Reflects tradition of U of A, COT, adjacent historic neighborhoods. Use accent colors consistently throughout: signs, architectural features, lighting, window/door frames, and accent walls. Avoid glare reflective producing materials.	Conforms to the approved Design Package
3. Architectural Elements and Features: Balconies, outdoor stairs, ornaments and surface details	Conforms to the approved

such as screening, cladding and fenestration shall be provided to enhance the architectural style of the building. No balconies allowed in group dwellings. Consider appropriate use, scale, proportion, texture Carefully integrate in the concept design. Clear visual distinction between the ground and upper floors. Arcades, when used, place along south and west facades, unless along Park Avenue. Construct out of wood, brick, canvas, metal, stone or concrete. Street facing facades: 20' maximum single plane without architectural detailing. Outdoor vending and gathering areas encouraged. Delineate with hardscape, grade change, or vegetation.

Design Package

4. Building Articulation:

3 consecutive street facing facade areas: same paint or method of articulation. Articulate facades at entries between retail spaces for patio and outside engagement. Building long than 85' – articulate each 85' to appear as separate buildings along a front property line. Building corners – add articulation to emphasize and promote gathering (e.g. roof/facade higher at corner). Local public art encouraged (e.g. sculpture art).

Conforms to the approved Design Package

5. Doors

shade and weather protection at entries, clear identification, safe, secure, universally accessible. Storefronts – provide awnings, canopies for shade, color, and material variation; integrate with sidewalk design and treatment. Clearly identifiable “front door” at each facade on a major street. Residential Units - provide separate street access, residential scale, demarcated by awning, stoop or recess.

N/A

6. Windows and Glazing:

low e, visual connection through either side. Size, proportion, pattern relates to unit type/layout. Reinforces facade patterns of scale and variety. property and the proposed use(s). Mixed uses- uses a variety of ratios of clear to opaque surfaces (i.e. glass to wall) and on commercial greater glass to wall.

N/A

7. Building Facades:

Base to have at least two of the following... trellis or vertical garden with 50% vegetation. Local artist Artwork (e.g, public mural, custom panel, small retail space (50 sf plus GFA, coffee cart, kiosk, etc.). Outdoor dining, gathering patio, delineated by low wall, fence, planter, change of elevation, or other buffers. Distinctive Lighting. Shade structure, changes of plane such as indentations, textures, or accent materials. Windows – 75% minimum visible light on each side of window. Window displays

Conforms to the approved Design Package.

or visible activity on ground floor.

8. Streetscape:
along Speedway and Euclid Avenue, design to
promote community.

N/A

General Comments:

Note 1: Describe or note on plans how lighting will be handled on the new porch additions. Particularly under the new stairway and generally how and where lighting features will minimize light glare and trespass, conserve energy, promote safety and security, full cut-off fixtures, concealed from public right-of-way view.

Based on review of the DP Plan Set, I recommend resubmittal of the DP addressing General Comment Note 1 above.

Sincerely,
Rick Gonzalez, Architect
RGA