



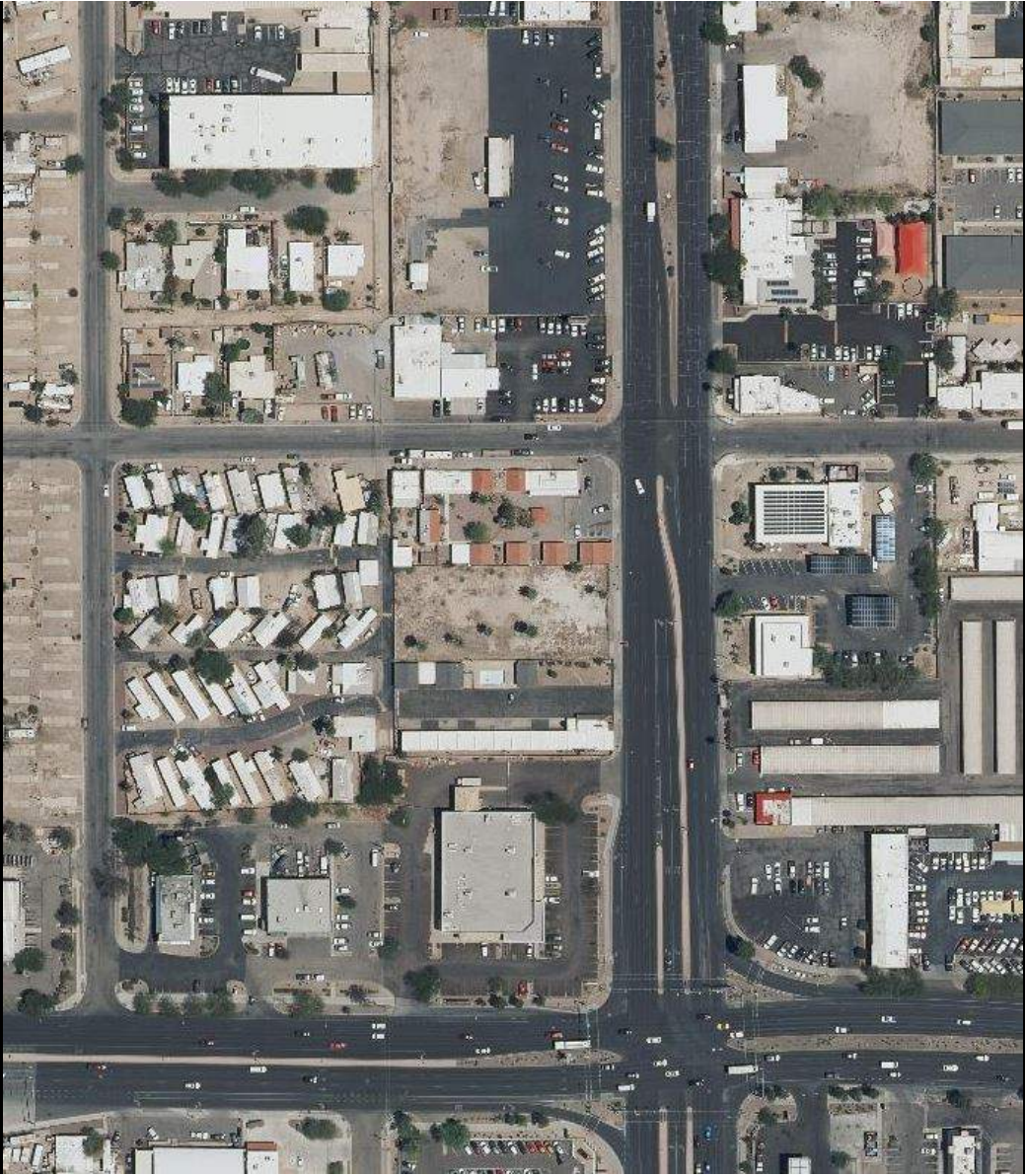
# Milagro on Oracle

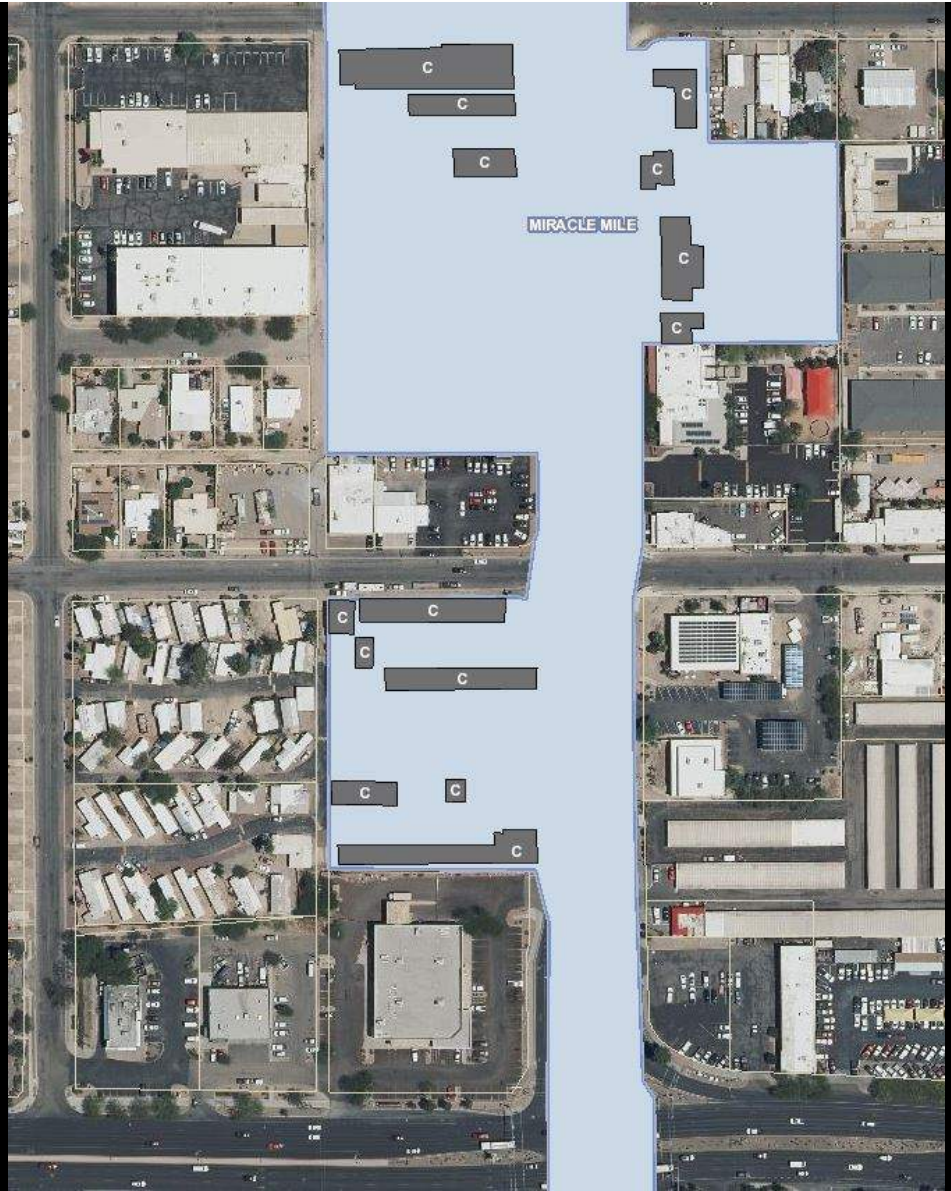
**GRID Application**  
*DRB, December 16, 2022*

PMM

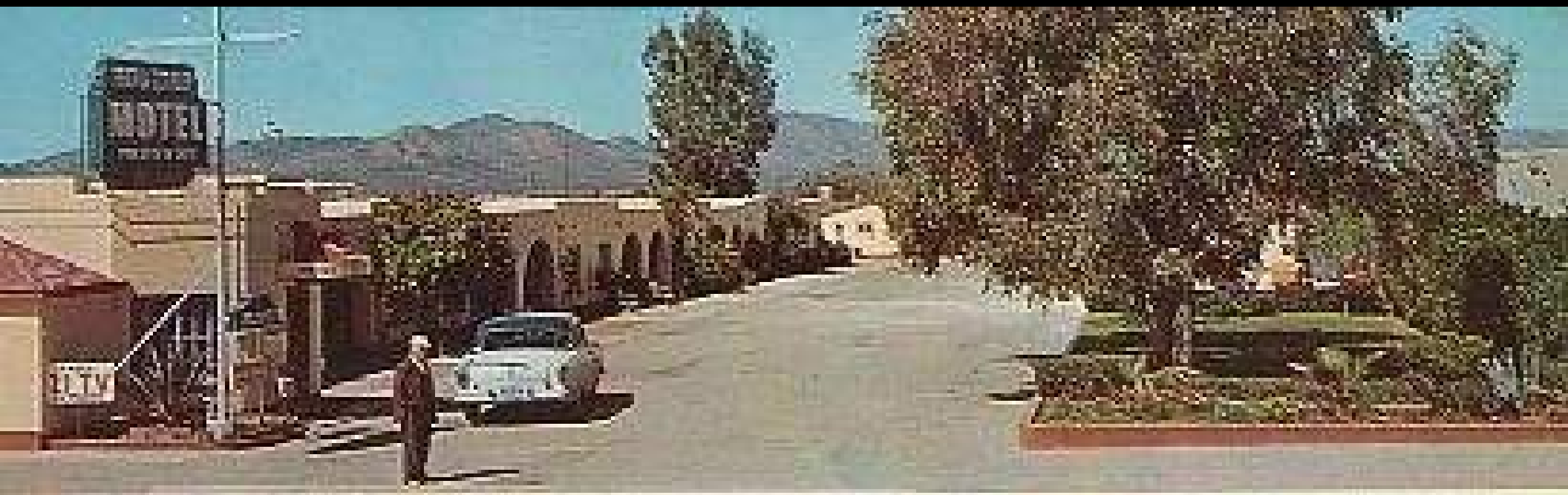


# Quick Project Background















# STATE OF ARIZONA

# HISTORIC PROPERTY INVENTORY FORM

*Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007*

## PROPERTY IDENTIFICATION

*For properties identified through survey:* Site No: **MM063** Survey Area: **Miracle Mile**

Historic Name(s): **De Anza Motel, No Tell Motel**

*(Enter the name(s), if any, that best reflects the property's historic importance.)*

## 2. DESIGN

**This one integrated row, single-storey building, the "De Anza" motel, was built in 1940. The office and owners' residence was at the eastern end, facing the street. Two additional small rectangular buildings were added in 1946. This property has continued operation as a motel, having been renamed the "No-Tel Motel" by the late 1970s. This low, light, open, geometric boxy building has a parapet roof, The parapet over the lobby/owners' residence is festooned with shallow crenellations intended to evoke a castle motif. Each integrated carport is defined by a Romansque arch. The windows are operable steel casement. The exposed brick of the visible walls was painted during the last decade. A small addition on the front facade and an oversized cantilevered shed roof porch alter the original design. The 1946 additional square buildings are used as single units. They have low-pitched roofs and are connected with a covered carport. Aligned with these two newer buildings is a small rectangular swimming pool and ramada. Above the castle-like parapet rises a plain rectangular interiorly lit monument sign supported on two steel posts. Although this sign appears to be a late 20th century addition, it has become a minor iconic representation of an earlier cultural milieu of the District. Although the small addition to the front facade has altered the appearance.**





# STATE OF ARIZONA

# HISTORIC PROPERTY INVENTORY FORM

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## PROPERTY IDENTIFICATION

*For properties identified through survey:* Site No: **MM064** Survey Area: **Miracle Mile**

Historic Name(s): **The Don Motel**

*(Enter the name(s), if any, that best reflects the property's historic importance.)*

Address: **2445 North Oracle Road**

## 2. DESIGN

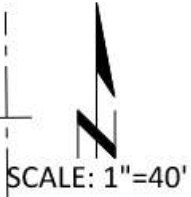
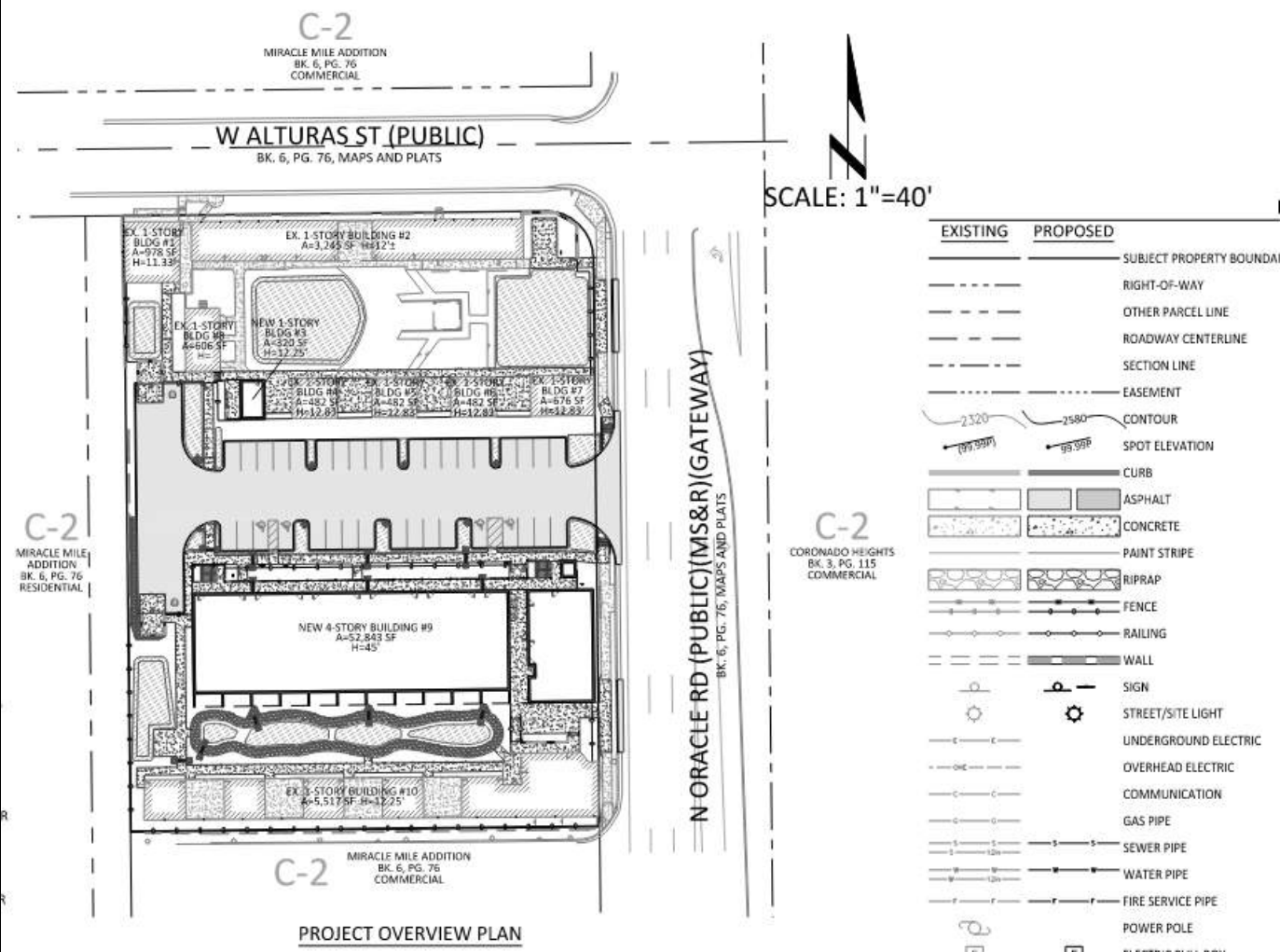
**Warren Hughes built the 10-unit, single-storey integrated row-on-row "Don Motel" on the northwest corner of Oracle Rd and Alturas St. in 1941. The low-pitched, Spanish tile roofed units were connected with integrated, flat roof carports. The unit nearest the street was the lobby/owner's residence, which featured a screened Arizona room. The courtyard featured multiple planters with specimen cacti and a small island lawn with a ramada. There was a neon monument sign of simple form on a steel pole set back from the road; this has been removed. Today, the motel has been converted into apartments. The owners' residence Arizona room windows have been filled in. A recent rectangular building of contemporary design has been added at the northeastern corner of the property. On the south row, the removal of the car ports and transformed the building into a series of detached cottages. The windows have been replaced with aluminum sliding frame. Across the front of the property securing all the units is a plain wrought iron fence. Despite the alterations and the removal of the monument sign, the preservation of the massing and roof silhouette contributes to the Corridor.**





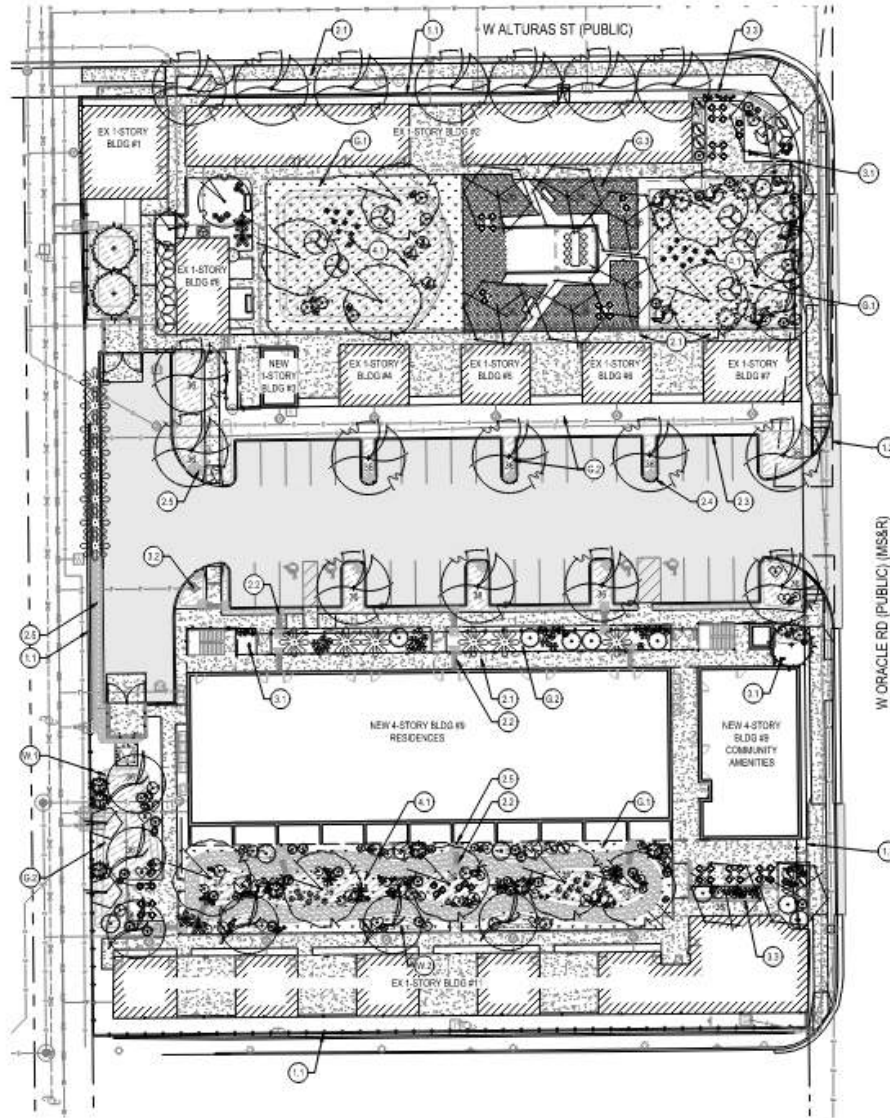
# Project Proposal

# DEVELOPMENT PACKAGE for MILAGRO ON ORACLE



EXISTING	PROPOSED	
---	---	SUBJECT PROPERTY BOUNDARY
---	---	RIGHT-OF-WAY
---	---	OTHER PARCEL LINE
---	---	ROADWAY CENTERLINE
---	---	SECTION LINE
---	---	EASEMENT
---	---	CONTOUR
---	---	SPOT ELEVATION
---	---	CURB
---	---	ASPHALT
---	---	CONCRETE
---	---	PAINT STRIPE
---	---	RIPRAP
---	---	FENCE
---	---	RAILING
---	---	WALL
---	---	SIGN
---	---	STREET/SITE LIGHT
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	COMMUNICATION
---	---	GAS PIPE
---	---	SEWER PIPE
---	---	WATER PIPE
---	---	FIRE SERVICE PIPE
---	---	POWER POLE





LANDSCAPE PLAN



1" = 20'-0"



## MILAGRO ON ORACLE SHADE STUDY

November 16, 2022

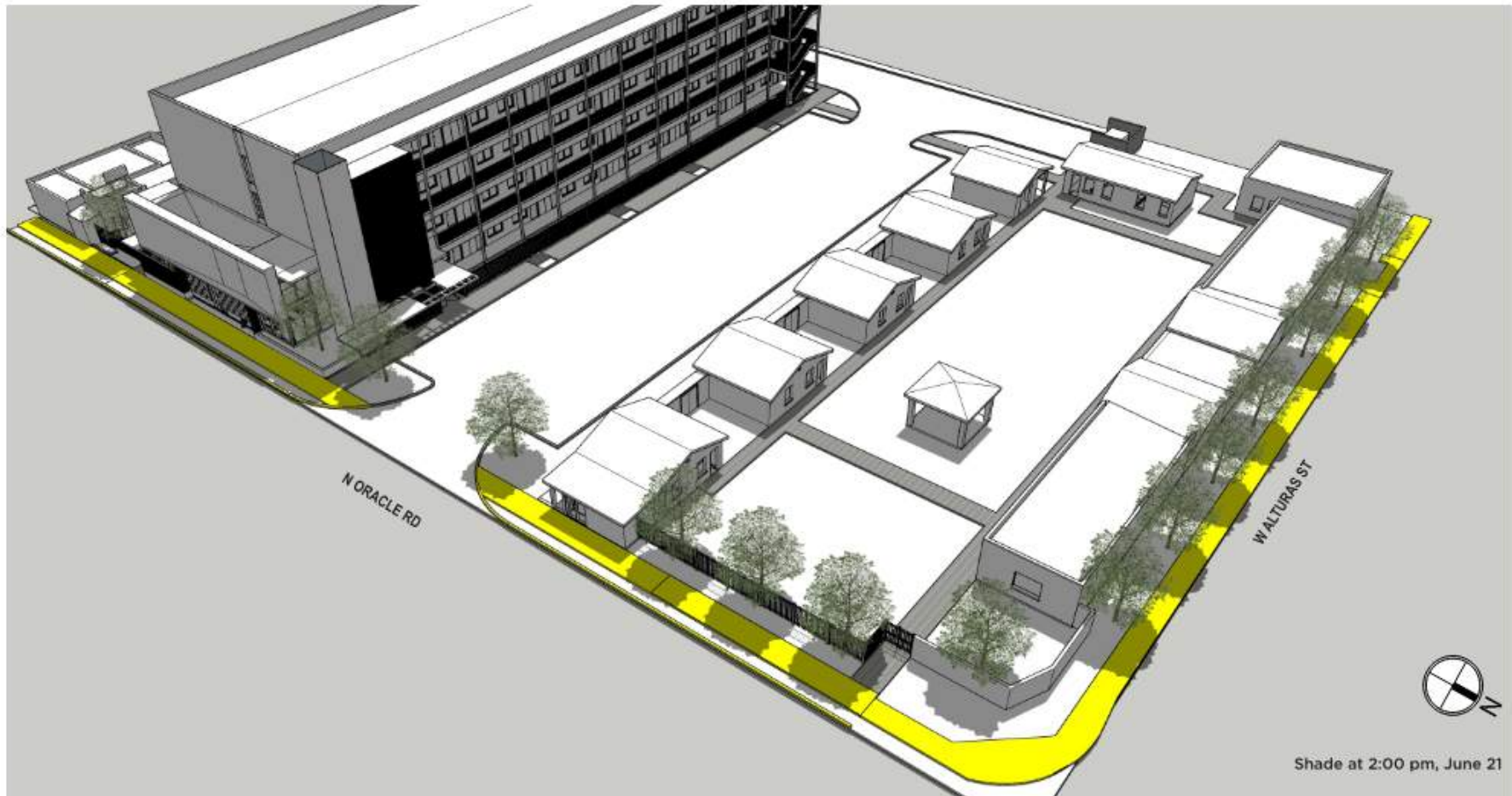
SHADE: A combination of buildings and trees along N. Oracle Rd and W. Alturas St will provide shading (as measured at 2:00 pm on June 21) for the public sidewalks:

- Public sidewalk total area (N. Oracle Road and W. Alturas Street): 2,718 SF
- Public sidewalk shade required (50%): 1,359 SF
- Public sidewalk shade provided: 1,761 SF



WILDER  
Landscape Architects

(520) 320-3936  
WILDERLA.COM



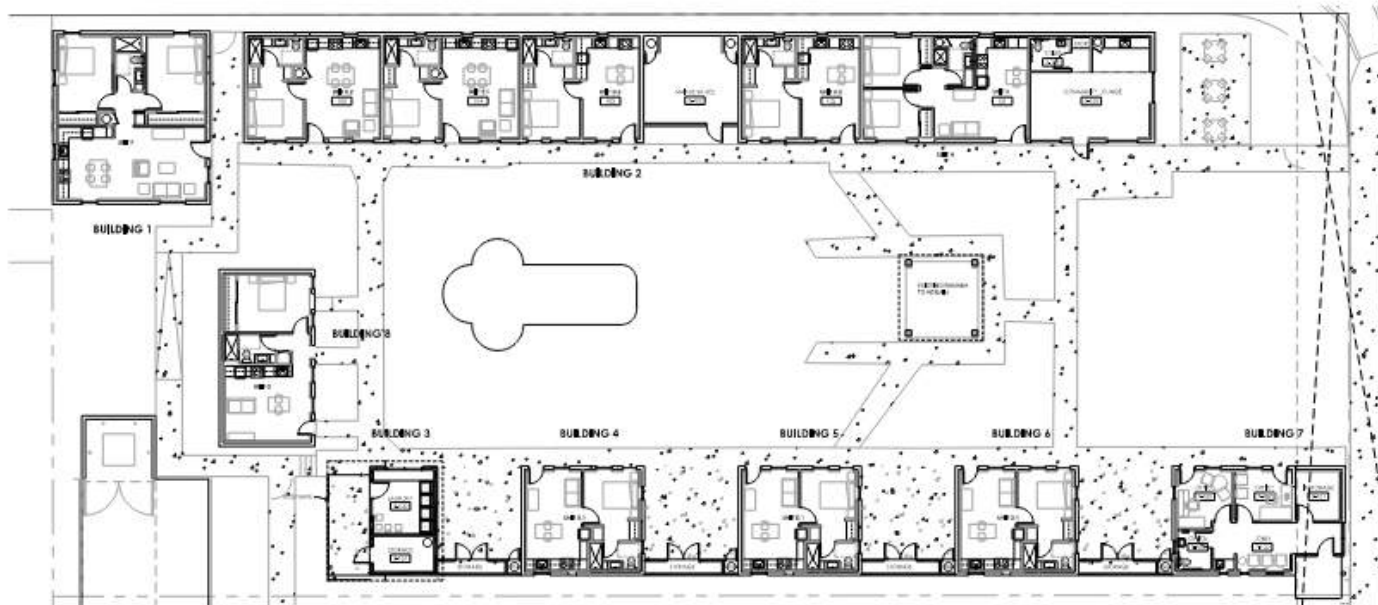
Shade at 2:00 pm, June 21









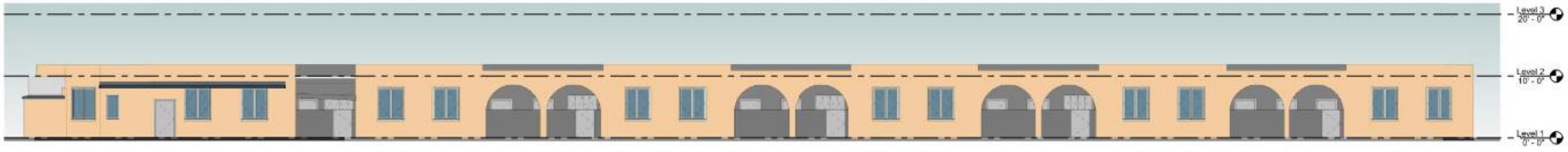


① BUILDING 1-8 FLOOR PLANS  
1/8" = 1'-0"



② BUILDING 10 FLOOR PLAN  
1/8" = 1'-0"

1/8" = 1'-0"



① No-Tel - North Elevation  
 1/8" = 1'-0"

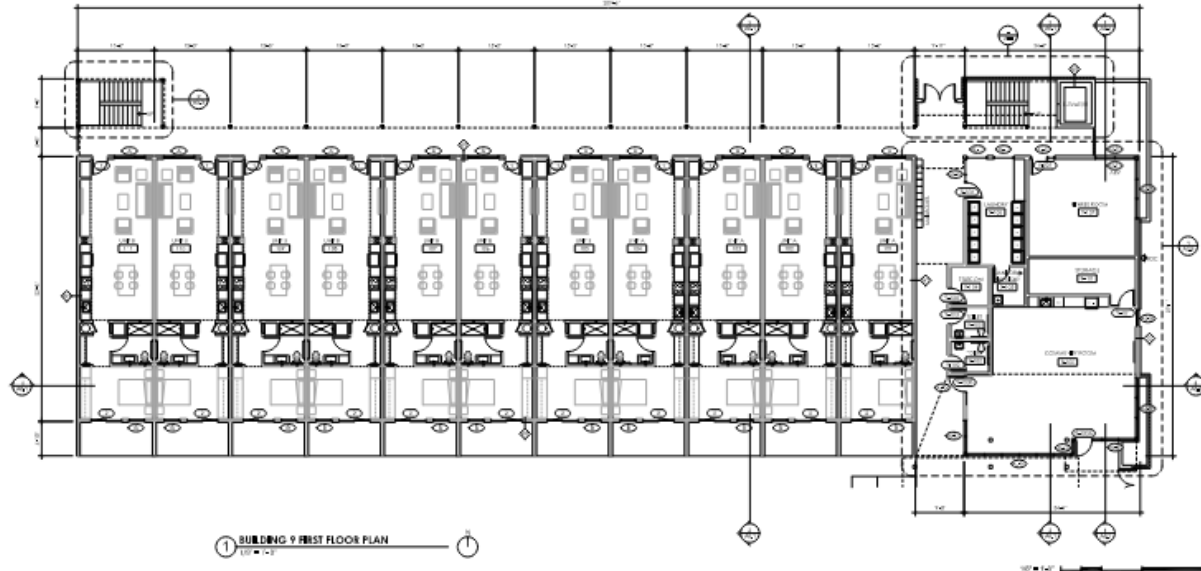
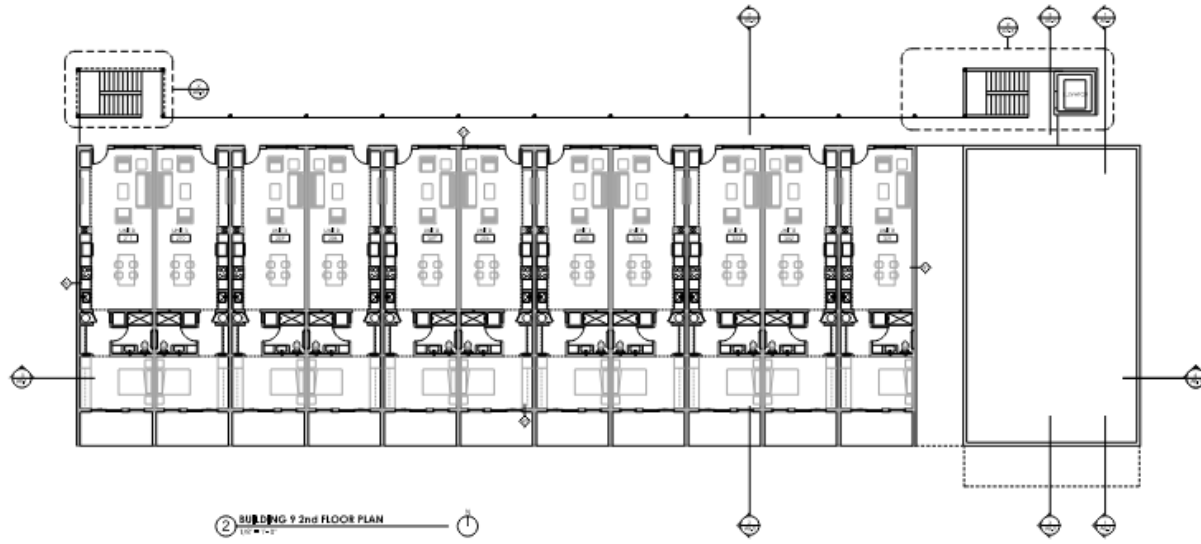


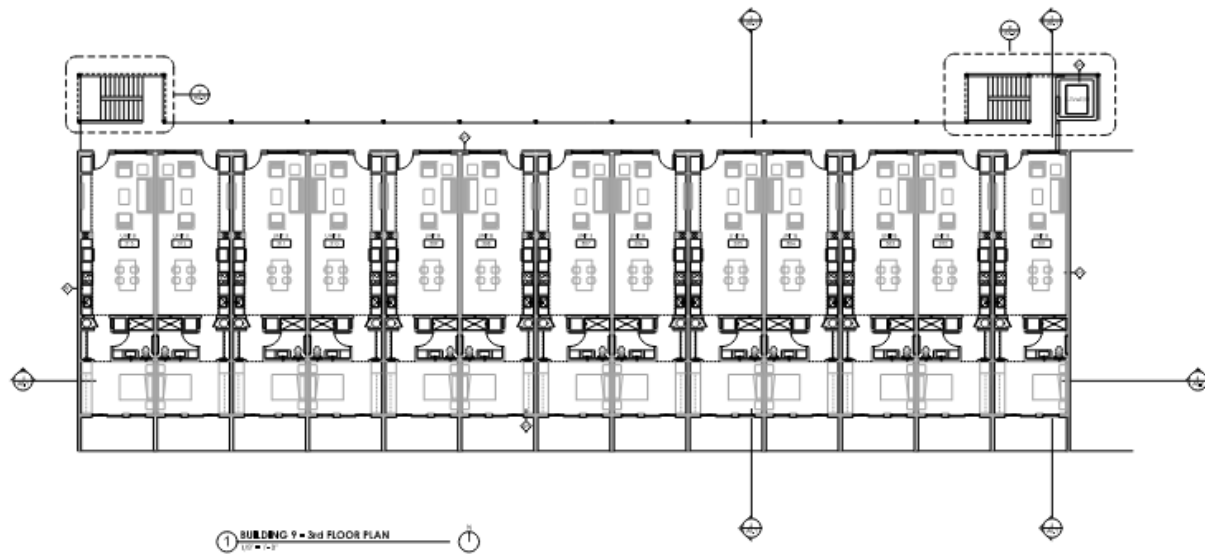
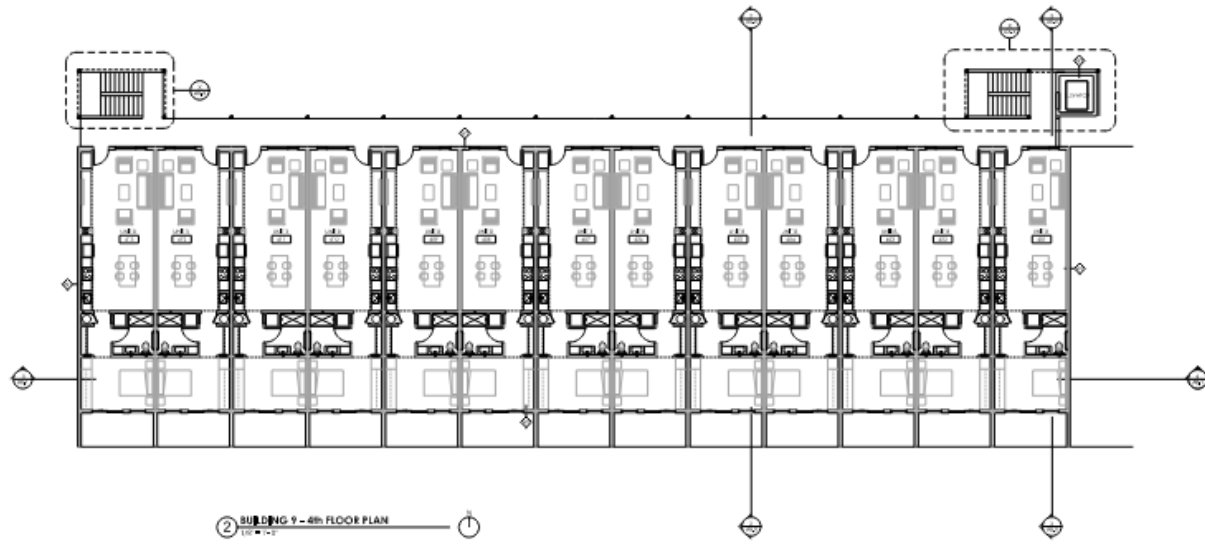
② COURTYARD - NORTH ELEVATION  
 1/8" = 1'-0"

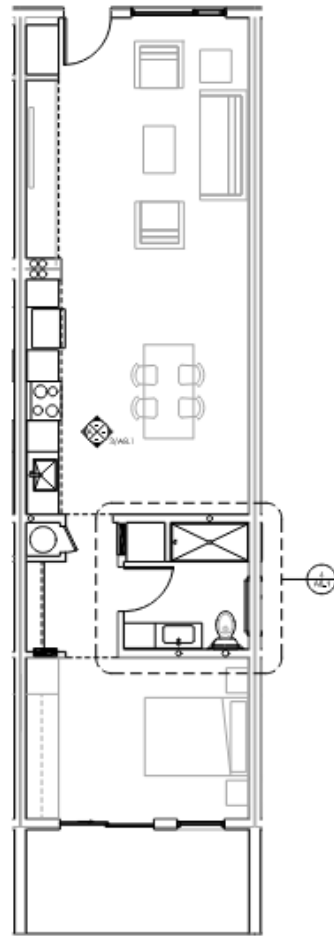



③ COURTYARD - SOUTH ELEVATION  
 1/8" = 1'-0"

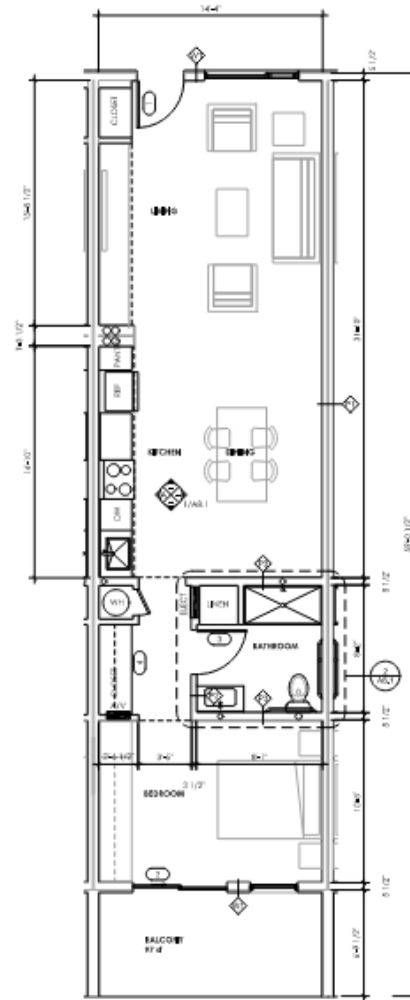









3 **UNIT B - 730 SF**  
1/4" = 1'-0" 



2 **UNIT A (ADA) - 730 SF**  
1/4" = 1'-0" 

**DATE:** December 6, 2022  
**To:** Maria Gayosso, Urban Planner/Principal Planner/Project Manager, City of Tucson  
**RE:** Response to City of Tucson DP Review, MGD-20-02, T20SA00343,  
Comments from Rick Gonzalez, COT On-Call Design Professional

Maria,

Following are responses to Design Professional review comments received for conformance with submittal requirements of the GRID.

**Comment:** C-2.a.c. Single Plane façade min. 50% of frontage. Complies on elevation/not on perspective.  
**Response:** Updated perspective matching elevations attached.

**Comment:** C-2.n. Exceptions. 3. Section 7.5 Off-Street Loading. Applicant to obtain a waiver with PSDS and TDOT approval.  
**Response:** Concur

Sincerely,

Doug Hawkins

December 5, 2022

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

**Re: Response to City of Tucson DP Review, Milagro, MGD-20-02, T20SA00343,  
Comments from Rick Gonzalez, COT On-Call Design Professional**

Maria,

Following are responses to GRID review comments received for the Landscape Plans (plan date October 31, 2022) submitted as part of the Milagro Development Package. The plans have been updated to reflect the changes noted.

**Comment 1:** Add Screening Requirements, C-2.g to the Landscape Notes.  
**Response:** *These notes have been added to Sheet L1.*

**Comment 2:** Verify compliance with City Plant List (Section C-2.h Landscaping)  
**Response:** *The plans are in compliance with the ADWR plant list. Additionally, notes stating these requirements have been added to Sheet L1.*

**Comment 3:** C-2.h.8 Landscaping – trees within SVTs must be 36" box or larger; and 60% of all trees must be 36" box or larger.  
**Response:** *The plans have been updated to reflect 36" box size trees within the SVTs. A minimum of 60% of total trees are now 36" box size. Notes stating these requirements have been added to Sheet L1 as well as to the Plant Schedule on Sheet L3.*

**Comment 4:** Incorporate lighting into the plan (C-2.j. Lighting).  
**Response:** *Street lighting and building lighting will comply with the City of Tucson Outdoor Lighting Code and will be incorporated into the landscape design. Notes stating these GRID requirements have been added to Sheet L1.*

Best regards,



Jennifer Patton  
Principal, Wilder Landscape Architects

# GRID Waiver Requests

The requested waivers using the GRID option in lieu of the underlying C-2 zoning are as follows:

- C-2 height limit is 40'. GRID limit is 75'.  
**Project proposes a height of 45'-0" (4 stories but with taller ceiling heights)**
- East (Oracle) required setback is equal to the Height = 45'-0".  
**Project proposes to match historic setback along Oracle of 0'-0"**
- West setback from Mobile home park neighbor across alley is  $1\frac{1}{2}H = 69'-0"$   
**Project proposes 33'-11" setback plus the 15' alley between the project and the adjacent neighbor. There are no windows on the west elevation, so privacy is mitigated.**
- MS&R Oracle requirement is 10' setback.  
**Project proposes to match historic at 0'-0" setback. (MS&R is separate waiver request)**
- Oracle landscape buffer requirement is 10'.  
**Project proposes to match historic at 0'-0" setback. Additional landscape is provided.**
- Alley landscape buffer requirement is 10'.  
**Project proposes a 5'-0" landscape buffer to allow for a fire equipment hammerhead**
- Required parking for affordable older adults is  $.75 \times \#$  of units. 63 units = 47 spaces.  
**Project proposes 25% reduction x 47 spaces = 35 spaces. 35 provided. A parking structure is not practical. PDSD Director concurrence is requested.**
- Off-street loading may be reduced or waved. This project has not need for a loading zone.  
**Project proposes a waiver of the loading zone requirement.**

**Thank you.**

**Comments? Questions?**