



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

Tuesday, December 18, 2018 – 4:30 p.m.

Trinity Presbyterian Church
400 East University Blvd. Tucson, AZ 85705

Legal Action Report

1. Roll Call (4:39 PM)

Present:

Rick Gonzalez, Chair
John Birkinbine
Jane McCollum
Robert Miller
Tom Warne
Matt Williams

Absent:

Noah Sensibar
Robert Smith

Staff Members:

Rebecca Ruopp, Planning & Development Services
Jodie Brown, Planning & Development Services
Alex Hines, Planning & Development Services
Marilyn Kalthoff, Planning & Development Services

2. Approval of Legal Action Report of November 29, 2018, Meeting

Motion by Robert Miller to accept, Second by Rick Gonzalez, 5 members in favor, 1 abstained (Matt Williams)

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

Jodie Brown of the Planning Department gave background on the project. She stated that the current proposal was reviewed multiple times and was reviewed most recently by the Design Review Committee (DRC) on Thursday, November 29, 2018, and at that meeting the DRC voted to approve the proposed project with the exception of the placement of the north wall. The applicant has since submitted revised plans that show a widened pedestrian path along the north wall adjacent to the alley as well as additional windows on the north facade.

Applicant, Bob Vint, presented the proposed revisions to the design package to accommodate Marriott's Residence Inn, an extended stay hotel. The revisions were based on the direction provided in the previous meeting relating to the width of the sidewalk and the storefront windows on the north façade.

DRC members discussed with applicant:

- The north side of the building had one minor change from a 12-foot window to an 8-foot window with the opening surrounded by brick.
- The transformer(s) location and sidewalk access: University of Arizona and Marshall Foundation have been involved and are working on this.
- Page 14 of the plans had a 6-foot sidewalk, which was a key element along the north side of the building' initial design.
- The alley is currently 16-feet wide and does not meet code, which was discussed last time.

DRC members summed up the meeting with their questions and statements:

-What is the actual existing width of alley where the hotel project is going to be?

-Statement from DRC member Robert Miller for DRC member Bob Smith in his absence:

In the last meeting DRC member Bob Smith said he would not approve the plan unless it was pushed back to where it was at the previous approval.

-DRC chair Rick Gonzales reminded DRC members that it was stated previously in the November 29, 2018, Legal Action Report minutes "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". DRC chair Gonzales' interpretation was that a much wider sidewalk was intended and if returned would be on the property line and would be a 10-foot sidewalk. The original walk was 4-feet from the property line to the proposed new construction. The request was to be put back to the original 10-feet.

-The applicant stated that the building was set back a total of 10-feet from the north property line with an overhang of which on the ground floor 6-feet was sidewalk and 4-feet was available for vehicular traffic to go through letting the alley encroach on the property at 714 North Euclid Avenue.

-It was suggested that in order to reach a compromise, DRC member, Bob Smith, should be present for further discussion as the University owns the alley and DRC member Smith's position is over facilities and he should be present. DRC members are not comfortable negotiating for him as DRC member Smith has mentioned he does not want to meet and discuss anything about that building if it is different from 2016.

-DRC members cannot bargain with design if it interferes with safety.

Applicant, Bob Vint, agreed to meet with DRC member Bob Smith over alley concerns to see what makes the most sense.

Motion made by DRC Chair Rick Gonzalez to table these concerns until DRC Member Bob Smith could be present.

Motion to continue made by DRC member Jane McCollum, Second by DRC member Robert Miller
All in favor

4. Future Agenda Items

None

5. Call to the Audience

No members of the audience spoke.

6. Meeting Adjourned at 5:37 PM.

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