



## Main Gate District Design Review Committee

Thursday, July 31, 2014 – 2:00 p.m.

Joel D. Valdez Main Library, 4<sup>th</sup> Floor Conference Room  
101 North Stone Avenue – Tucson, AZ 85701

### Legal Action Report

#### 1. Roll Call

Those present and absent were:

Present:

Rick Gonzalez  
Bob Smith  
Noah Sensibar  
Jane McCollum  
Tom Warne  
Jim Chaffee

Staff Members Present:

Jim Mazzocco, Planning and Development Services  
Frank Dillon, Planning and Development Services

#### 2. Proposed Hotel/Mixed Use Design

*(714 North Euclid Avenue)*

- A. Architect Bob Vint provided a background of demolition and replacement plan proposal.
- Noah Sensibar: West University Historic Zone Advisory Board (WUHZAB) cannot advocate for the demolition of historic structures in an HPZ under any circumstances. Mr. Vint explained that under the circumstances where an applicant was making a case for reasonable, economic use, it was within the charge of WUHZAB and Tucson-Pima County Historic Commission (T-PCHC) to make recommendations for approval or denial of the proposal.
  - Bob Vint proceeded with the presentation of the replacement plan and explained that the new hotel structure would be constructed with concrete and steel building materials and feature first floor commercial spaces along the street and underground parking strategy.
    - o Mr. Vint, presented the material finishes. He explained that a rust colored Alucobond product would be used for the upper levels of the building with a rose/sand brick colonnade for the ground level.
  - Bob Smith: The proposed Alucobond colors may be too harsh. Suggested the applicant look for more subtle alternatives
  - Jane McCollum: Would like to see a north site section

- Members would like to see the pedestrian access on the North side of the building.
- Noah Sensibar: West elevation of the building exceeds 85' per the Main Gate District Ordinance. Break up the front façade and put entrance to parking on Euclid. Concerned with the massing.
- Bob Smith: Would like to see an elevation plan for the whole block
- Jim Mazzocco: Show evidence for best practice
- No motions were made

### **3. Future Agenda Items**

Hotel/Mixed Use Design – 714 N Euclid Av – August 21, 2014

### **4. Call to the Audience**

None at this time

### **5. Adjournment**

The meeting was adjourned at 4:05 p.m.