



## Main Gate District – Design Review Committee

Wednesday, June 25, 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:

Jim Chaffee  
Rick Gonzalez  
Jane McCollum  
Tom Warne

Absent:

Jan Cervelli  
Bob Smith  
Noah Sensibar (WUNA Alternate)

Staff Members Present:

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

#### 2. Approval of Legal Action Report – June 9, 2014

Approved by a voice vote of 4-0

#### 3. Park Avenue *Next* Student Housing (1031 N Park Ave, Elevation Modifications)

- A. A presentation was given by the applicants, Dan Hrankowsky of CA Student Living and Joe Herzog of Shepley Bulfinch.

Rick Gonzalez explained that a change in fenestration triggered the DRC process and so continual communication is important.

Jane McCollum expressed how balconies create interest on a flat wall.

Tom Warne reiterated concern with balconies.

Ms. McCollum noted she was not present for the Interim Design Manual meetings and asserted preference for beautiful and interesting design.

Mr. Warne cited the unified nature of Madison Avenue with matching trees.

Jean-Luc Cuisnier on behalf of Fe Tom acknowledged the modifications and expressed how the modifications present a better building elevation.

Motion by Tom Warne and seconded by Rick Gonzalez to approve the landscape and exterior design changes as presented.

Note: The elevation modifications and landscape/streetscape plans recommended for approval by the DRC include the following: L12-L13 northeast unit balconies revised to juliets; added iconic canopy at amenity deck; L12-L13 metal revised to EIFs; updated balcony locations; overhead shade trellis revised to tree canopy; concrete wall revised to fiber cement board; extended irrigation valves; revised plant material; moved planters adjacent to vertical curb; and, revised pavers.

Approved (4-0)

Mr. Warne stated for the record that he agreed with Matt Williams' letter and said these changes were substantial enough to hold a DRC meeting.

**4. Park Avenue *Next* Student Housing  
(1031 N Park Ave, Landscape/Streetscape Plans)**

Item was voted on and recommended for approval with Item #3.

**5. Future Agenda Items**

None at this time

**6. Call to the Audience**

None present

**7. Adjournment**

The meeting was adjourned at 2:54 p.m.