



Main Gate District – Design Review Committee

Tuesday, October 3rd, 2017 – 7:15 p.m.

City of Tucson Ward 6 Office
3202 E 1st Street, Tucson AZ 85716

Legal Action Report

1. Roll Call (7:17 pm)

Those present and absent were:

Present:

Rick Gonzalez, Design Professional, Design Review Committee (DRC) Chair
Noah Sensibar
Tom Warne
Johnny Birkinbine
Jane McCollum

Absent:

Bob Smith (excused due to conflict)
Matt Williams (excused)
Kelly Lee, City of Tucson Lead Planner

Staff Members Present:

Carolyn Laurie, Planning & Development Services

2. Approval of Legal Action Report – Hub III, September 23, 2017

Rick Gonzalez moved to approve as modified Legal Action Report of September 23, 2017. Mr. Warne seconded. Motion carried 4-0. Noah Sensibar abstained.

Mr Birkinbine- please add to Page 5- #1- DRC should take extra care to ensure Speedway Blvd frontage is handled correctly. The pedestrian experience should be enhanced to encourage pedestrian activity along the street. The suggestion is to provide shade through the use of additional trees or look at pulling back the retail spaces on the 1st floor to provide a larger overhang for shade. It will create a better streetscape, retail and pedestrian experience.

Mr. Warne- question- Are you wanting to pull back the retail or create more shade, not both simultaneously?

Mr. Birkinbine- Yes, either option is appropriate.

3. MGOD -17-02 (T17SA00305) Speedway/Tyndall–Hub III of Tucson Student Housing & Retail –

Ms. Laurie- Identified this is a continued case from 8-23-17 meeting. The last hearing on August 23, 2017 had a favorable outcome with continuance to review plans and come back with 6 discussion items.

Bob Smith provided a support letter.

Applicant Presentation

Rory Juneman, Lazarus Silvyn and Bangs representing Core Spaces
Jeff Zelisko, Atunovich Associates representing Core Spaces

We received an approval for alternative stepback reduction at the last DRC Meeting of September 23, 2017. The approval allowed for a stepback of between 1 to 3 feet. We haven't changed the proposal. The stepback will be 3 feet.

The presentation showed before and after renderings. The five items we've addressed tonight:

1. Speedway streetscape- goal is to provide additional shading elements and additional receding of retail area.
 - a. Added canopies for a total of 4 canopies that project out 6-feet (25x10)
 - b. Provided 4-foot setbacks for retail space
 - c. Added 4 additional mature trees along Speedway
2. Transformer corner – goal is to provide enhanced and soften design for transformer corner at northwest corner of building
 - a. Planter with vines
 - b. Added tile element
 - c. Tie in to store front with grillage at transformer area
3. Streetscape lighting along Tyndall and Speedway- provide more info on lighting during off peak season for the UA Students
 - a. Sconce lights added to townhomes and around building with timers (10-12 lights) directed downward
4. Hub III west façade- goal is to review additional design and mitigation techniques for western properties
 - a. Sconce lights motion activated
 - b. Pool in central location surrounded by mechanical elements and screening
 - c. Rooftop amenities closing at 10 pm
 - d. Ground level adjacent to west will be mainly wall, loading and exit to parking versus previous restaurant and parking uses
 - e. Trash enclosure completely indoors with roll out on trash pickup days
 - f. Venting for restaurants will go straight up/ not to west
 - g. Grease trap will be maintained
 - h. Light spillover is low
 - i. Will commit to work with adjacent property owner on continued mitigation
 - j. Loading limited to 7 am to 10 pm
5. Historic properties to west- show the compatibility with historic properties to west
 - a. Color palette revisions to match historic homes
 - b. Created another line at window/roofline
 - c. 18-inch pier elements to match piers along bungalows

DRC discussion

Mr. Warne - Will the proposed outdoor lights (sconces) be turned on at night?

Mr. Zelisko- Yes, these lights will be turned on year-round and consist of an outdoor timer.

Chair Gonzalez- please follow up with homeowner to inquire if landscaping or screening is needed on their property side. Also along Speedway façade, why did the shading not continue near transformer area?

Mr. Zelisko- we didn't feel it was necessary for this area as we were trying to make the design integrate with the retail.

Mr. Warne- you did a nice job with the western corner. It came out nice.

Mr. Warne made a motion to approve with requirement to contact neighbor about further mitigation techniques, such as landscaping or screening on their property.

Chair Gonzalez seconded. Motion carried 5-0

4. Call to the Audience

5. Future Agenda Items

- MGOD16-02 No Anchovies

6. Adjournment

The meeting was adjourned at 7:44 p.m.