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DRAFT Legal Action Report – Meeting Minutes
Main Gate District Design Review Committee (MGD-DRC)

Members of the MGD-DRC held a meeting, which was open to the public on:

Date and Time: Wednesday, October 29, 2024, 2:00 p.m.

Location: Meeting was held virtually using Microsoft Teams

1. Call to Order / Roll Call

2:01 PM

Johnny Birkinbine

Recused

Dr. Kristina Currans

Present

Ryan Goodell

Present – Left meeting at 2:24 PM

Rick Gonzalez, Chair

Present

Kelly Huber

Present

Noah Sensibar

Absent

Tom Warne

Present

Matt Williams

Present

A quorum was established.

2. Review and Approval of the 10/16/2024 LAR and Meeting Minutes

Action Taken

MGD-DRC Member Currans requested to revise the LAR to correct the date of the previous meeting from 10/16/2024 to 1/13/2021. The motion was made by MGD-DRC Member Warne to approve the LAR and draft minutes with the correction requested by Dr. Currans. The motion was duly seconded by MGD-DRC Member Goodell. Motion passed 5-0, with MGD-DRC member Williams abstaining.

3. Call to the Audience

No speakers present.

4. [SD-0624-00061](#), Capstone Student & Workforce Housing

Action Taken

Related Activity # [TD-DEV-0324-00107](#)

[812 E Speedway Bl](#), Parcel #s [11504505A](#), [11504503A](#), [11504504A](#), [11504506A](#),
[11504507A](#) , [11504508A](#) & [11504508B](#)

HR-1 zoning, Main Gate Urban Overlay District (MGD), Greater Infill Incentive Subdistrict (GIIS)

Staff introduced the project, and informed the [Design Professional's Review for Historic Preservation](#) was outsourced to Corky Poster, since the City's Historic Preservation Officer position is currently vacant and

Chair Gonzalez was not available for the historic preservation portion of the review. The Design Professional provided remarks. The applicant presented the project to the MGD-DRC, providing the following clarifications in response the questions posed by the MGD-DRC:

- a) The bioswale that has been in design for many years, prior to this project becoming a concept; now that developer has 100% plans in hand, they are more than happy to integrate the plans for the bioswale into their onsite plans and are committed to moving forward on it; will keep MGD-DRC Member Williams up to date on the discharge review process;
- b) The MGD document amendment that was approved by the Mayor and Council was to add the new Section D.5 to modify height requirements, with the 24-foot-high edge along Euclid Avenue, then steps to 48 and then 73 feet to the east; the amendment is now being implemented through this MGD review process; and
- c) Agreement with the West University Neighborhood has been funded and fulfilled 100%; working with the City of Tucson to deploy those funds to provide sidewalks in much of the neighborhood.

Staff also provided the following clarification to the MGD-DRC:

- a) Pima County and City's Planning & Development Services Engineering are determining the capacity for the project's expected discharge of water used for flushing fire systems, pool and cleaning of decks, but there is a commitment via this project that affluent sources will not be discharged into the storm water system.

A motion was made by MGD-DRC Member Warne, with note of confirmation of items brought up by MGD-DRC Member Williams related to discharge of affluent sources. Motion was duly seconded by MGD-DRC Member Currans. Motion passed 4-0, with MGD-DRC Member Huber abstaining.

5. Staff Announcements

Informational

The City Manager appointment Ms. Kelly Huber, the new Executive Director for the Marshall Foundation, as a member of the MGD-DRC, replacing Ms. Ryland.

6. Adjournment

Meeting adjourned at 2:42 PM.