

THE HUB AT TUCSON III

820 - 840 EAST SPEEDWAY



**ANTUNOVICH
ASSOCIATES**
ARCHITECTURE · PLANNING · INTERIOR DESIGN

CORE

Core Spaces Development Team

- Eric Grimm - Core Spaces
- Mitch Dalton - Core Spaces
- Tom Harrington - Core Spaces
- Marc Lifshin - Core Spaces

Zoning Attorney

- Lazarus, Silvyn & Bangs PC

Civil Engineer

- Grenier Engineering

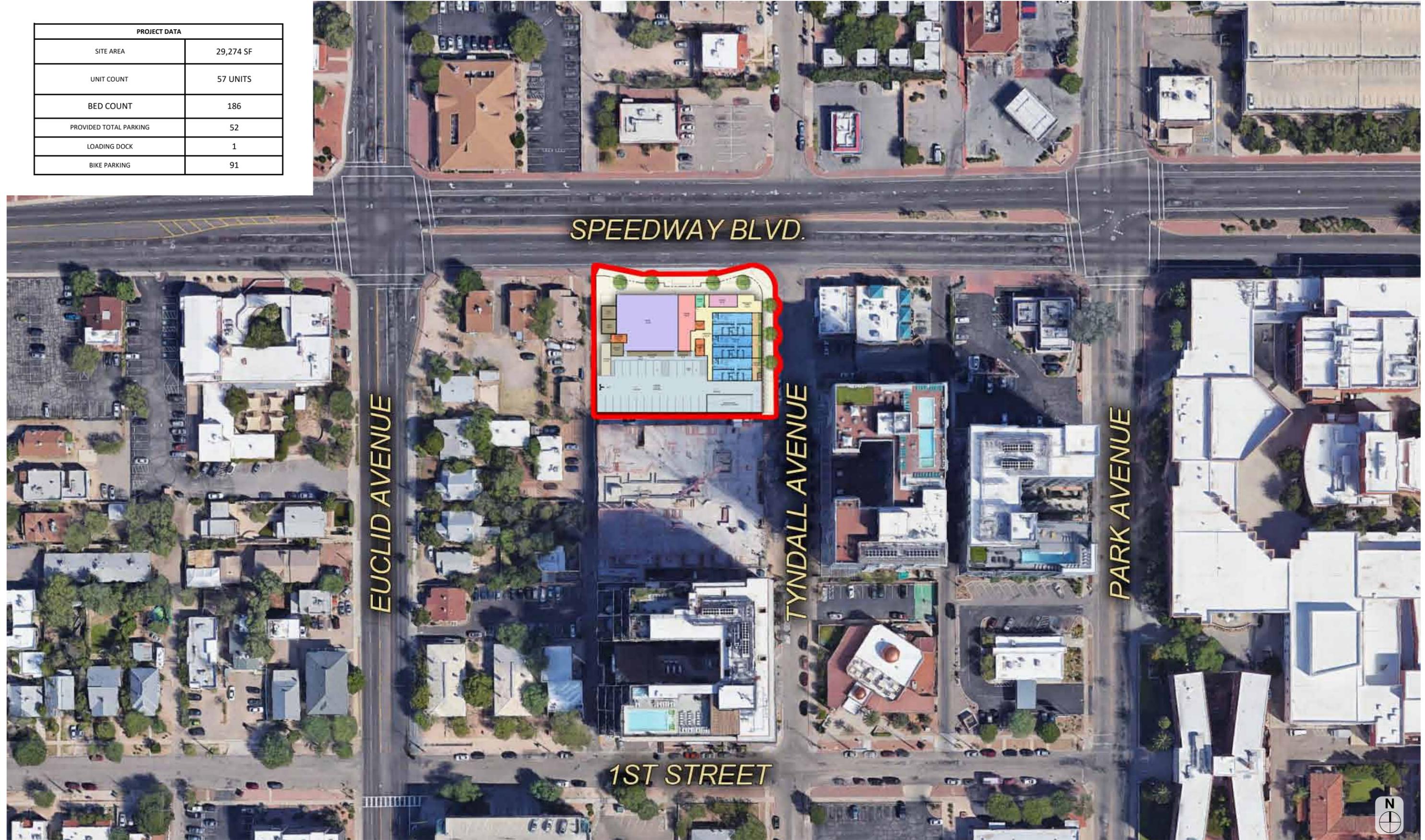
Core Spaces Management Team

- Brian Neiswender - Core Spaces
- Ben Modleski - Core Spaces

Architect

- Antunovich Associates
- MEP Consultants: Peterson Associates
- Structural Consultants: PK Associates
- Landscape Consultants: Site Design Group LTD

PROJECT DATA	
SITE AREA	29,274 SF
UNIT COUNT	57 UNITS
BED COUNT	186
PROVIDED TOTAL PARKING	52
LOADING DOCK	1
BIKE PARKING	91

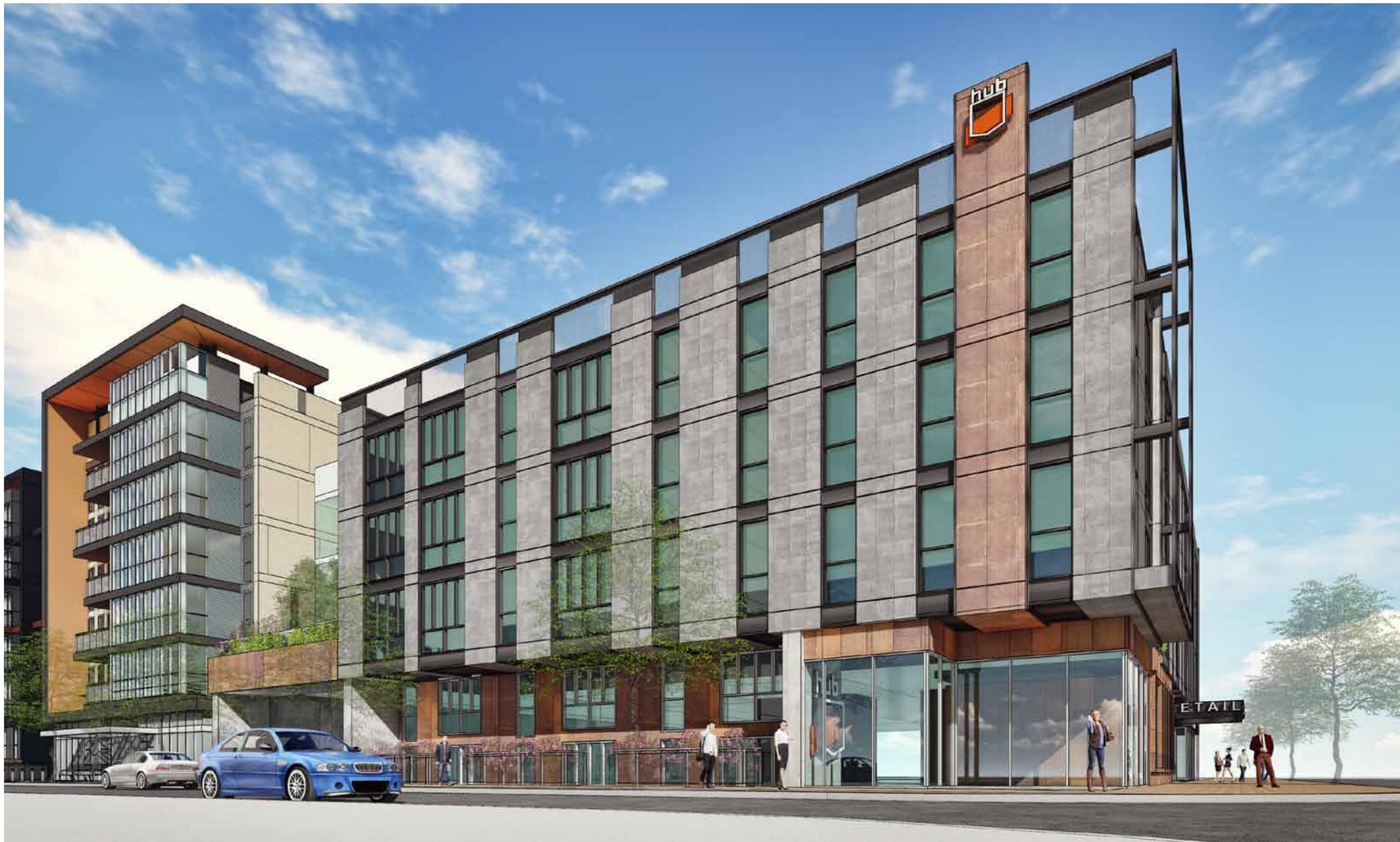


THE HUB AT TUCSON III



THE HUB AT TUCSON III

Original Concept Design - View Looking Southwest From Tyndall Ave & Speedway Blvd.



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Original Concept Design - View Looking West Along Tyndall Ave.

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Original Concept Design - View Looking South Along Speedway Blvd.

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THE HUB AT TUCSON III

Original Concept Design - View Looking Southeast Along Speedway Blvd.

DRC Member Comment Tracking

- **Additional views of pedestrian levels and Speedway Blvd. frontage.**
- **Views showing integration with existing projects.**
- **Pedestrian Level Lighting.**
- **Parking Spaces.**
- **Consideration of Historic Properties to the West.**
- **Rooftop Amenity Location.**
- **Speedway Blvd./ Tyndall Ave. Corner Design.**
- **Retail Space - Location and Loading area.**
- **Speedway Blvd. Step-back adjustment - Urban Best Practices Request.**



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Rendering Building View-1

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(N) Rendering Building View-2

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(N) Rendering Street View-3

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Rendering Building View-4

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(N) Rendering Building View-5

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(N) Rendering Street View-6

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(N) Rendering Street View-9

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(N) Rendering Street View-10

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(N) Rendering Street View-11

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THE HUB AT
TUCSON III

BEST
PRACTICES

ALTERNATIVE
SPEEDWAY
STEP-BACK



CORE

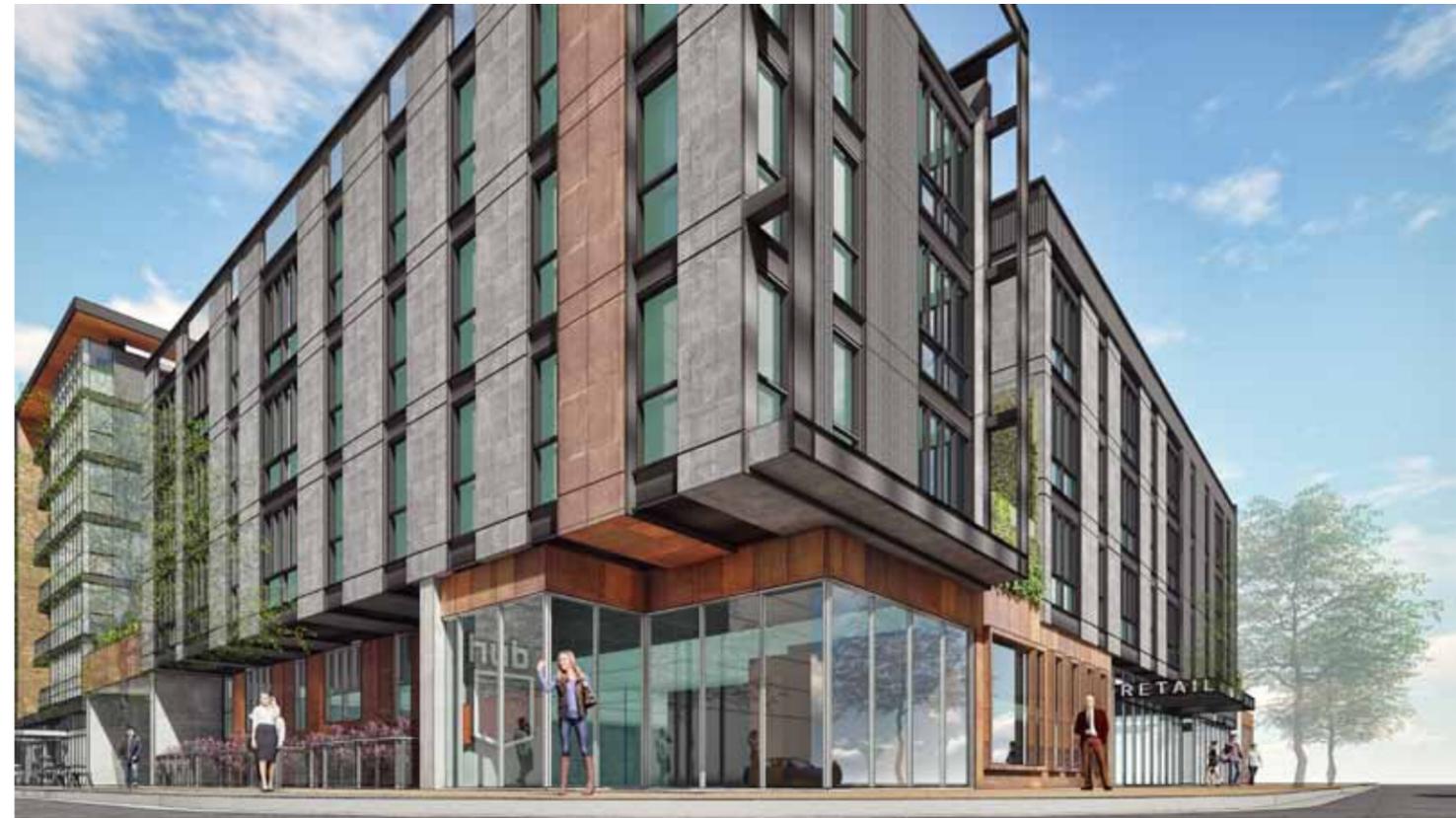


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MGO Required Set-Back

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THE HUB AT TUCSON III



PROPOSED PROJECT FIRST FLOOR HEIGHTS TO BE SIMILAR TO NEIGHBOURING BUILDING

VERTICAL ELEMENTS IN THE FACADE REFLECT THE VERTICAL PORCH MEMBERS IN THE NEIGHBOURING BUILDINGS

NATURAL STEEL FINISH REFLECT THE NATURAL STONE PORCH FINISHES IN A CONTEMPORARY FASHION.



VERTICAL ELEMENTS IN THE FACADE REFLECT THE VERTICAL PORCH MEMBERS IN THE NEIGHBOURING BUILDINGS

TEXTURED STUCCO FINISH. PROMINENT CLADDING MATERIAL IN SURROUNDING NEIGHBOURHOOD

PROPOSED PROJECT FIRST FLOOR HEIGHTS TO BE SIMILAR TO NEIGHBOURING BUILDING

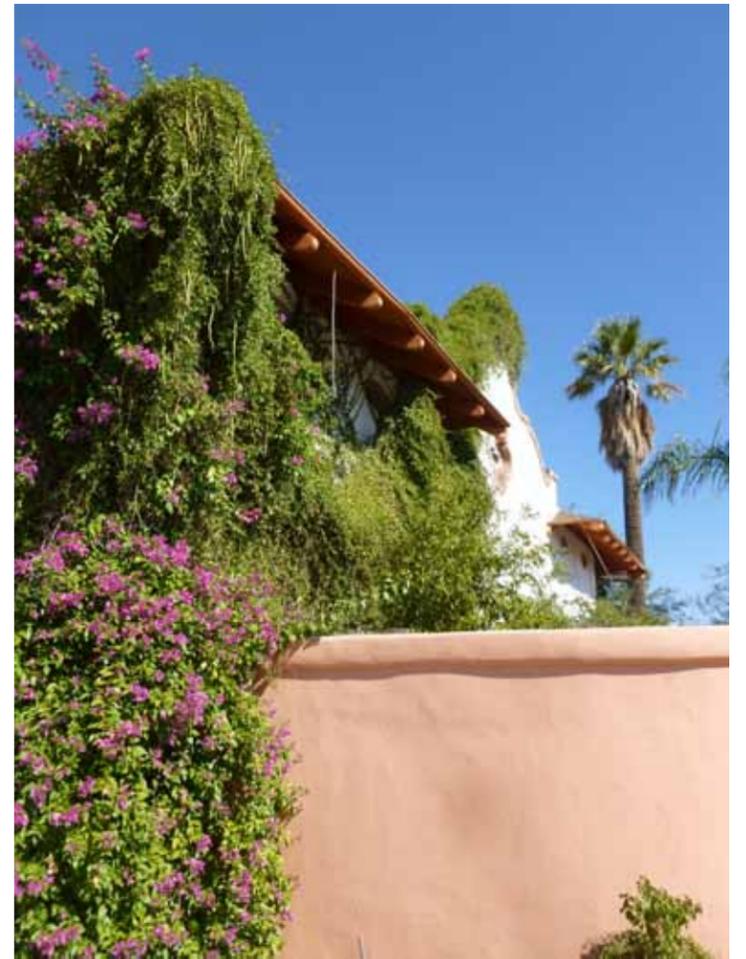
NATURAL STEEL FINISH REFLECT THE NATURAL STONE PORCH FINISHES IN A CONTEMPORARY FASHION.





THE HUB AT TUCSON III

Surrounding Architectural Examples



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Surrounding Architectural Examples

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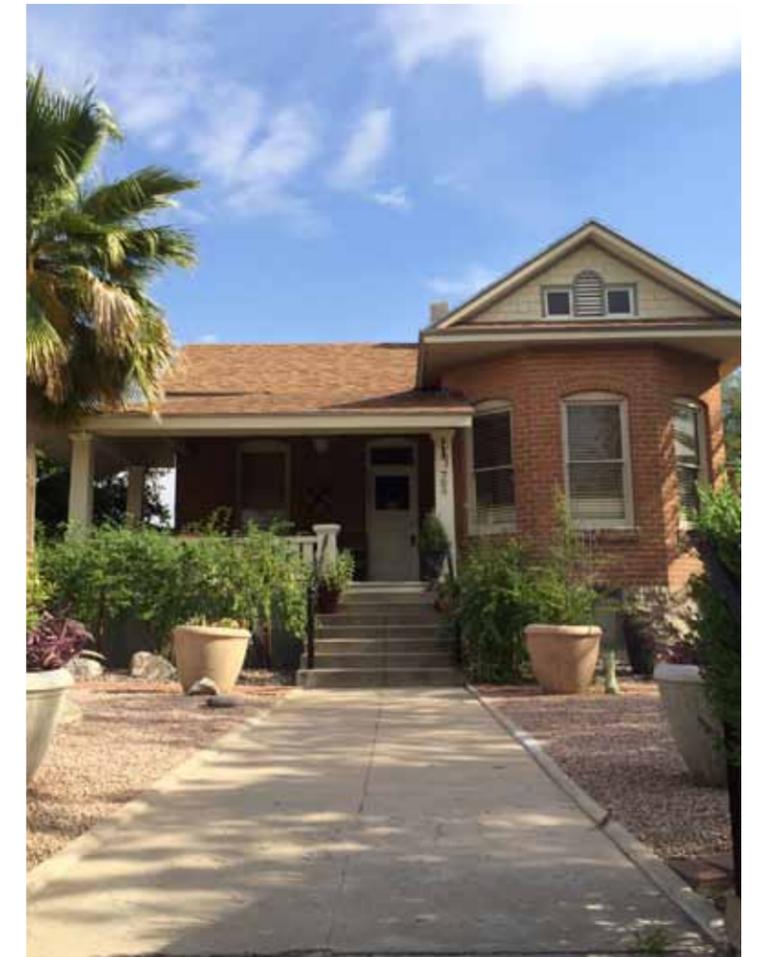
Surrounding Architectural Examples

28

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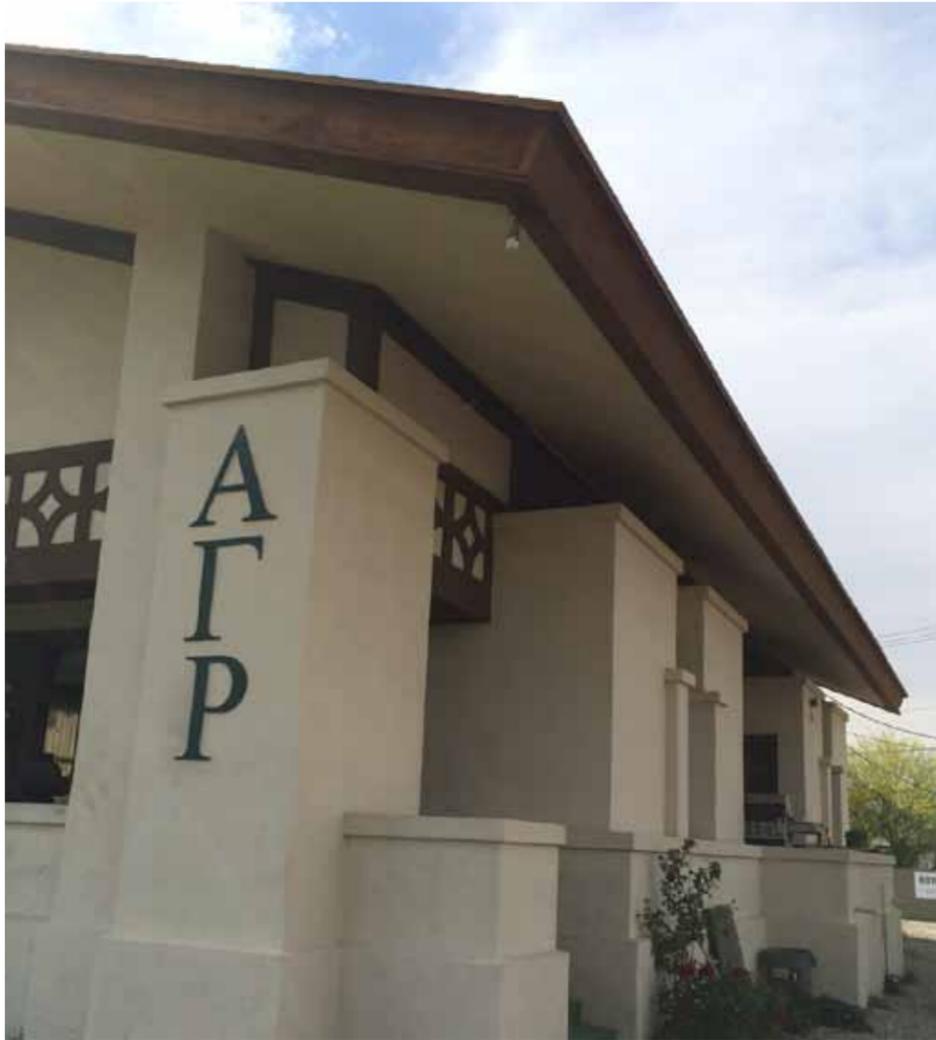
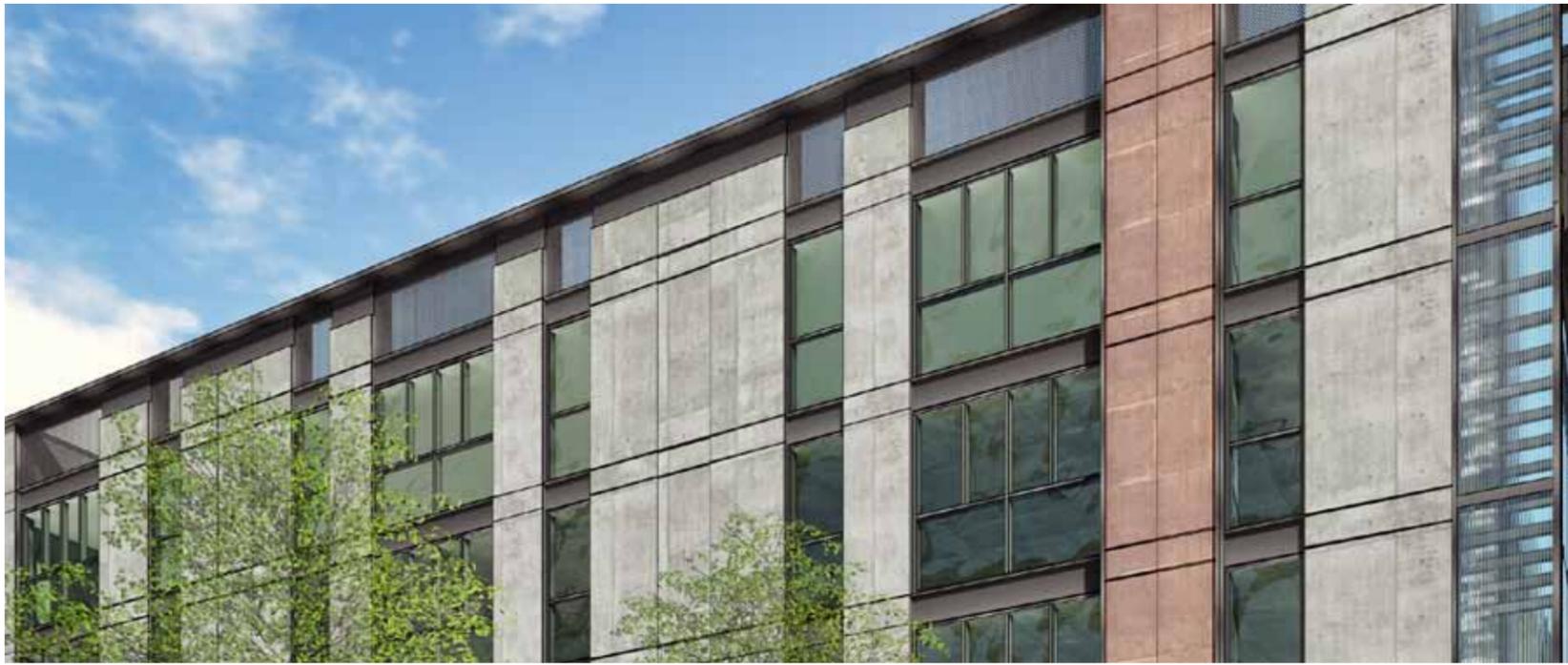


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THE HUB AT TUCSON III

Surrounding Architectural Examples



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Surrounding Architectural Examples

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THE HUB AT TUCSON III

View from Northwest - Existing Buildings & Approved Developments



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View from Speedway Boulevard & Euclid Avenue (1)

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View from Speedway Boulevard & 1st Avenue (2)

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View from Euclid & First (3)

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View from Tyndall & Helen (4)

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View from Speedway (5)

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View from Tyndall & First (6)

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(N) View from Speedway at Tyndall (8)

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EXTERIOR MATERIAL LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> 1. EIFS TYPE 1 – PANALIZED EIFS WALL SYSTEM. STAMPED TEXTURE, NATURAL GRAY FINISH WITH REVEALS 2. EIFS TYPE 2 – PANALIZED EIFS WALL SYSTEM. CORRUGATED PROFILE WITH LIMESTONE, DARK GRAY FINISH WITH REVEALS 3. CORRUGATED METAL – CORRUGATED METAL SIDING, DARK GRAY PRE-PAINT FINISH WITH VERTICAL REVEAL FLASHINGS 4. METAL PANEL – METAL PANEL REVEAL AT WINDOW RECESS, DARK GRAY/BLACK FINISH 5. PERFORATED METAL TYPE 1 – PERFORATED METAL INFILL PANEL, DARK GRAY/BLACK FINISH 6. BRAKE METAL TRIM – BRAKE METAL TRIM/CAPPING, DARK GRAY/BLACK FINISH 7. PERFORATED METAL TYPE 2 – PERFORATED METAL SCREEN ENCLOSURE, OXIDIZED METAL FINISH 8. PORCELAIN TILE – LARGE FORMAT PORCELAIN TILE, OXIDIZED METAL EFFECT FINISH 9. GLASS SCREEN TYPE 1 – FEATURE GLASS SCREEN ON AN OUTRIGGER FRAME & PATCH FITTINGS 10. GLASS SCREEN TYPE 2 – FEATURE GLASS SCREEN INFILL 11. "C" CHANNEL – 12" CHANNEL SHADE TRELLIS | <ul style="list-style-type: none"> 12. ALUMINUM GLAZING – ALUMINUM THIN FRAME WINDOW SYSTEM WITH LOW-E GLASS, ALUMINUM PRE-PAINTED FINISH, COLOR DARK/GRAY BLACK 13. ALUMINUM SHOP PRINT – ALUMINUM SHOP PRINT GLAZING SYSTEM WITH LOW-E GLASS, SILVER FINISH 14. METAL RAILING TYPE 1 – METAL RAILING SYSTEM WITH PERFORATED METAL INFILL PANELS, DARK GRAY/BLACK FINISH 15. METAL RAILING TYPE 2 – METAL POOL DECK RAILING SYSTEM WITH GLASS INFILL PANELS, DARK GRAY/BLACK FINISH 16. CMU BLOCK – CMU BLOCK WALL TO FACE EXISTING PODIUM OF TUCSON 2 17. RETAIL CANOPY – BOX SECTION RETAIL CANOPY WITH FINS, SILVER FINISH 18. BUILDING LIGHTING - DOWN LIGHTS 19. BUILDING LIGHTING - RECESSED LIGHTING 20. RETAIL CANOPY LIGHTING - LED STRIPS |
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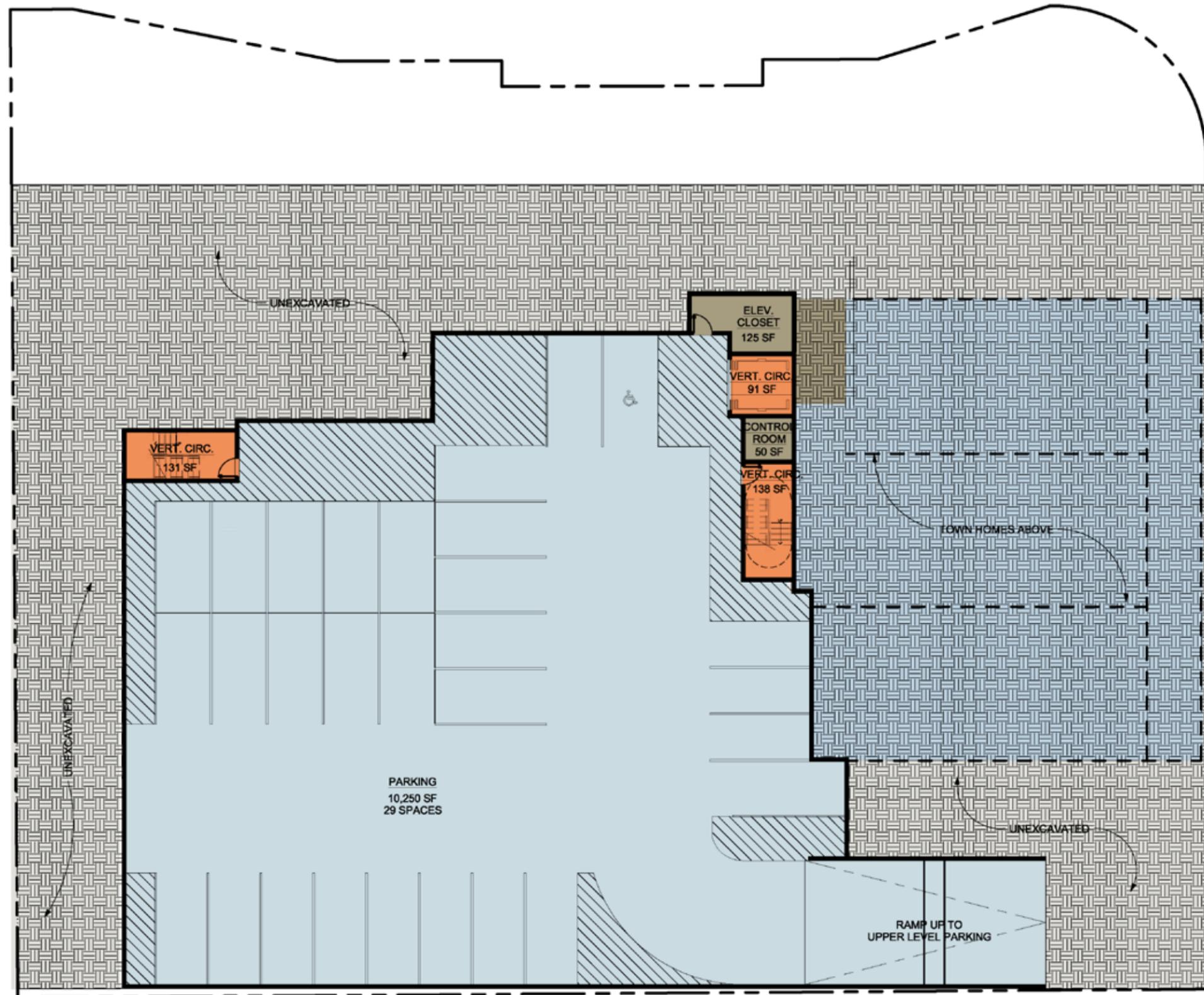
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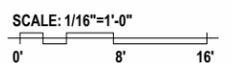


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1/16" = 1'-0"



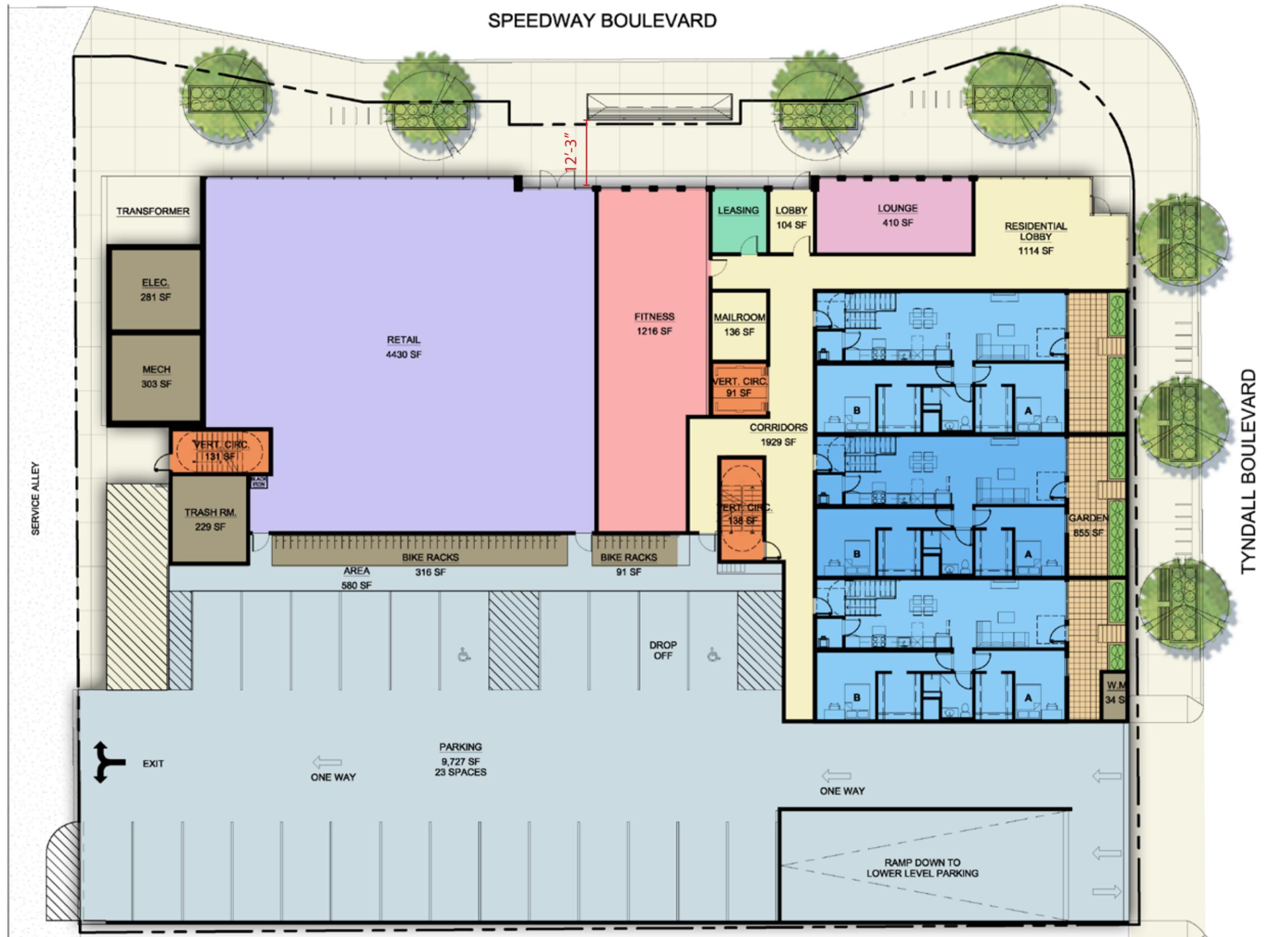
THE HUB AT TUCSON III

Proposed Lower Level Plan

SPEEDWAY BOULEVARD

ADJACENT PROPERTY

ADJACENT PROPERTY



1/16" = 1'-0"
 SCALE: 1/16"=1'-0"
 0' 8' 16' N

THE HUB AT TUCSON III

Proposed Ground Level Plan



LEGEND

-  PEDESTRIAN MOVEMENT
-  VEHICLE MOVEMENT ON TYNDALL
-  VEHICLE ENTRANCE AND EXIT @ HUB III
-  EXIT ONLY (ALLEY) @ HUB III
-  BUS STOP
-  VEHICLE ENTRANCES AND EXITS ON TYNDALL

ADJACENT PROPERTY

ADJACENT PROPERTY



1/16" = 1'-0"
 SCALE: 1/16"=1'-0"
 0' 8' 16' N

THE HUB AT TUCSON III

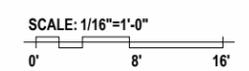
Proposed Second Level Plan

ADJACENT PROPERTY

ADJACENT PROPERTY



1/16" = 1'-0"



THE HUB AT TUCSON III

Proposed Third & Fourth Level Plan

ADJACENT PROPERTY

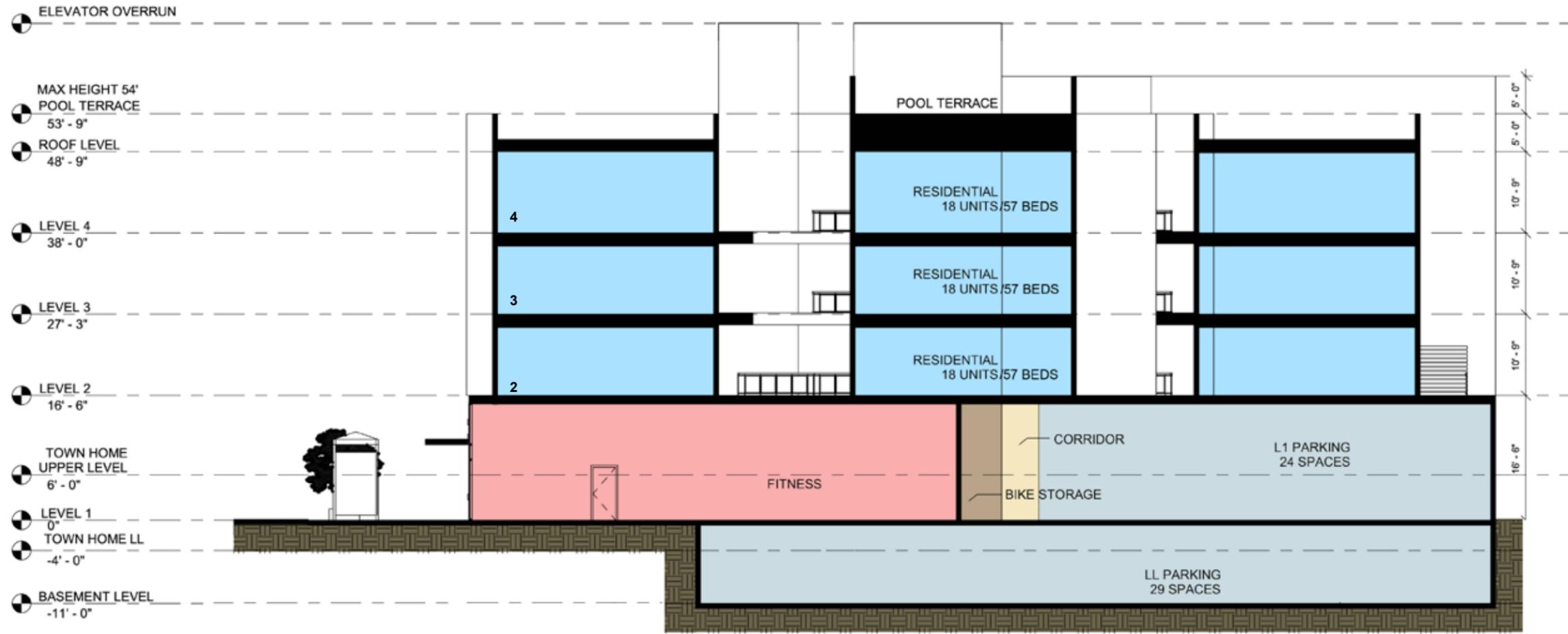
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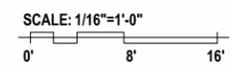
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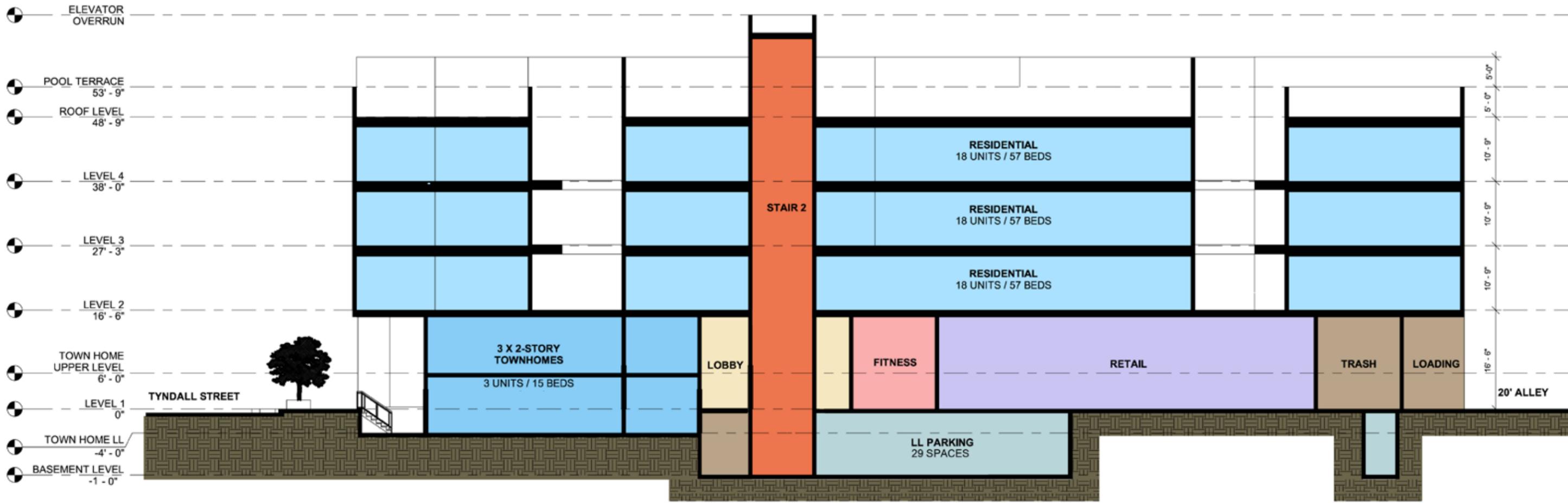
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Proposed Roof Level Plan

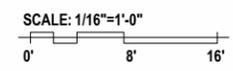


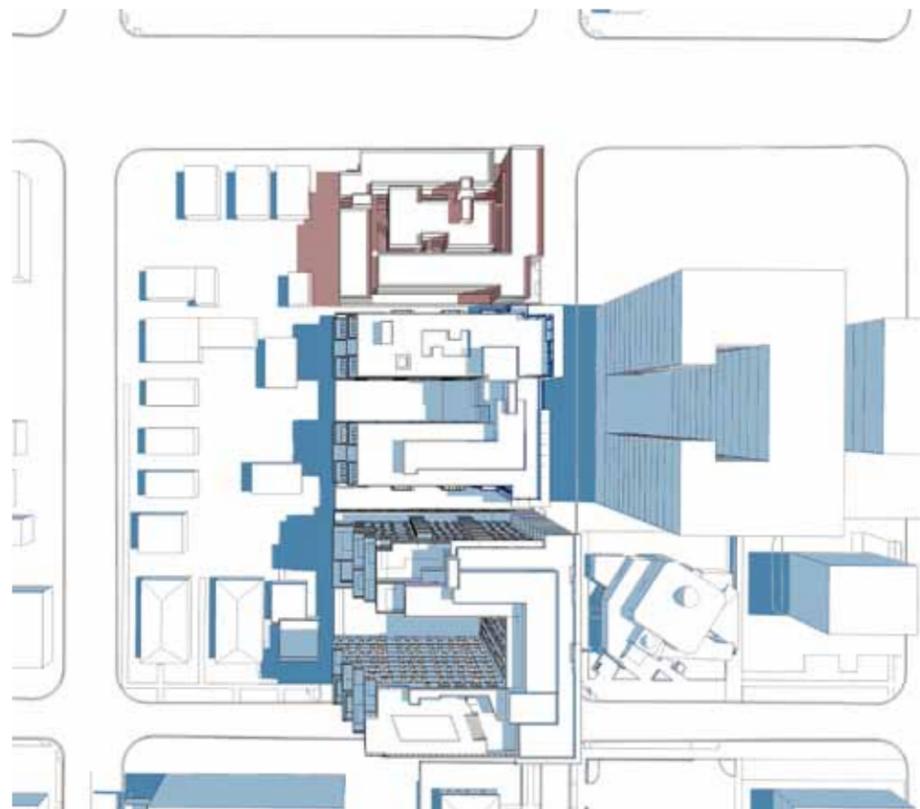
1/16" = 1'-0"





1/16" = 1'-0"





9:30 am



12:30 pm



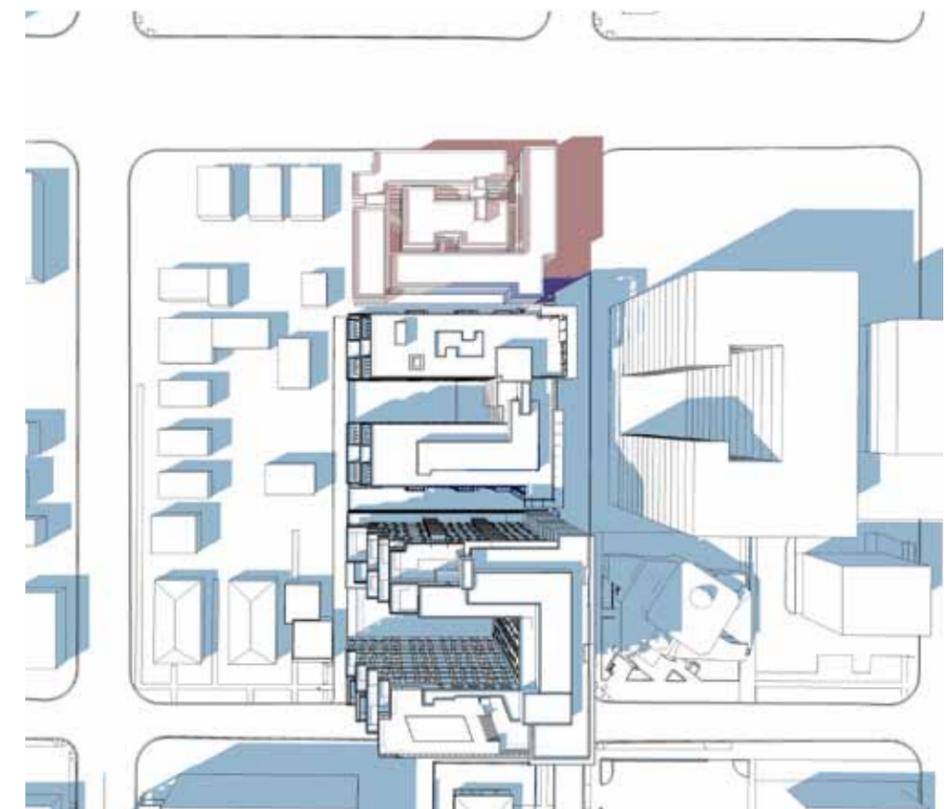
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9:30 am



12:30 pm



3:30 pm



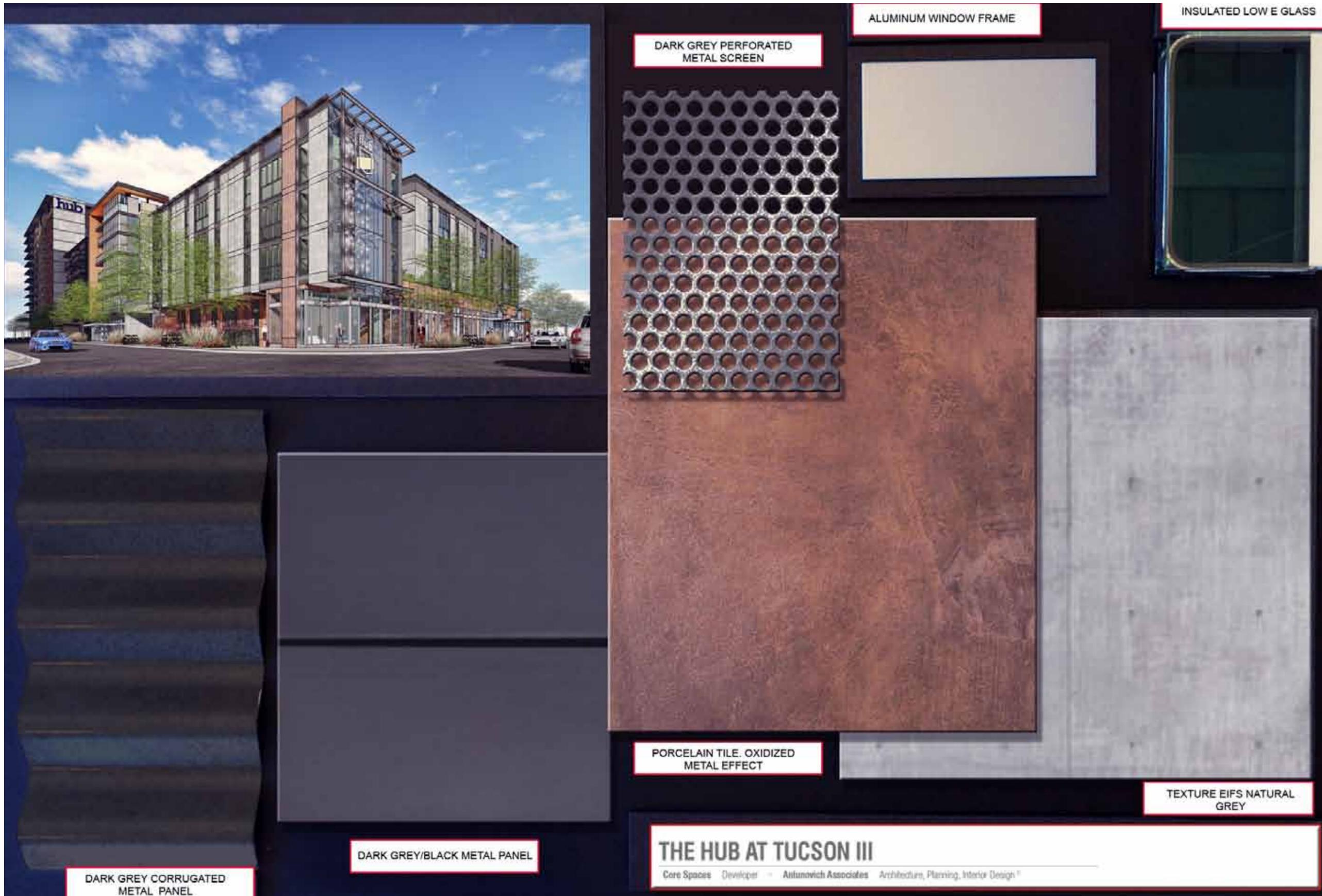
9:30 am



12:30 pm



3:30 pm



THE HUB AT TUCSON III

The Hub at Tuscon III Tucson, Arizona

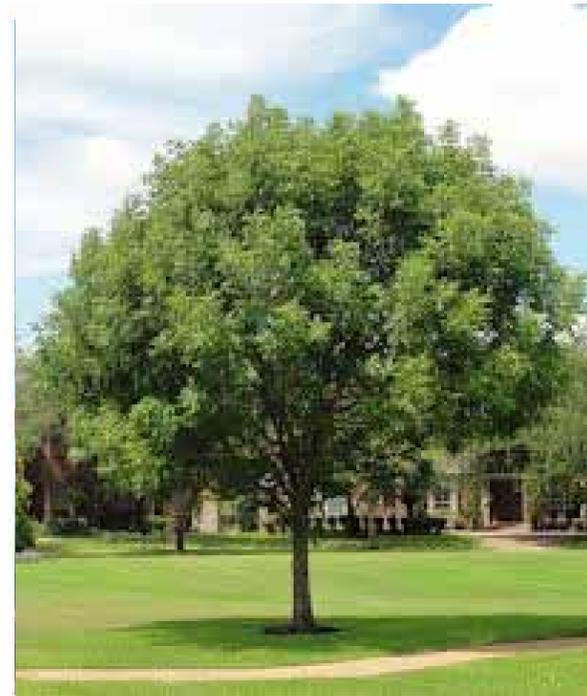
Plant Material Options

Trees are required to be Single Trunk Specimens

Shrubs within the sight visibility triangles must be under 30" tall.

TREE

Pistacia Chinensis
Single Trunk



SHRUBS AND GROUNDCOVER

Candillila

Euphorbia antisyphilitica 5 Gal.
Planters inside Sight Visibility Triangles

Damianita

Chrysactinia mexicana 5 Gal.

Red yucca

Hesperaloe parviflora 5 Gal.
Planters outside Sight Visibility Triangles



The Hub at Tuscon III Tucson, Arizona

Terrace Gardens Trees

*Desert Museum Palo Verde
Parkinsonia 'Desert Museum'*



*Little Leaf Ash
Fraxinus greggii*



*Mexican Bird of Paradise Tree
Caesalpinia mexicana*

*Palo Blanco
Acacia williardiana*



*Texas Mountain Laurel
Sophoro Secundiflora*



The Hub at Tuscon III

Tucson, Arizona

Terrace Gardens Shrubs and Groundcover

Autumn Sage
Salvia greggii

Bougainvillea 'Barbara Karst'
Bougainvillea glabra

Bulbine 'Tiny Tangerine'
Bulbine frutescens (dwarf) 5 Gal.

Dallas Red Lantana
Lantana 'Dallas Red'

Damianita
Chrysactinia mexicana 5 Gal.

Compact Myrtle
Myrtus communis 'Compacta'

Firecracker Bush
Hamelia patens 'Sierra Red'

Mexican Honeysuckle
Justicia spicigera

Muhlenbergia 'Autumn Glow'
Muhlenbergia Lindheimeri 'Autumn Glow'

Muhlenbergia 'Regal Mist'
Muhlenbergia cappilaris 'Regal Mist'

Penstemon
Penstemon eatoni / baccharifolius

Mexican Petunia
Ruellia brittoniana 'Purple Showers'

Trailing Rosemary
Rosmarinus officinalis prostratus

Yellow Bells
Tecoma stans 'var. Angustata'



The Hub at Tuscon III Tucson, Arizona

Terrace Gardens

Accent Plants



Artichoke Agave
Agave Parryi parryi

Century Plant
Agave americana

Century Plant Variegated
Agave americana marginata

Desert Spoon
Dasylistrion wheeleri, texanum

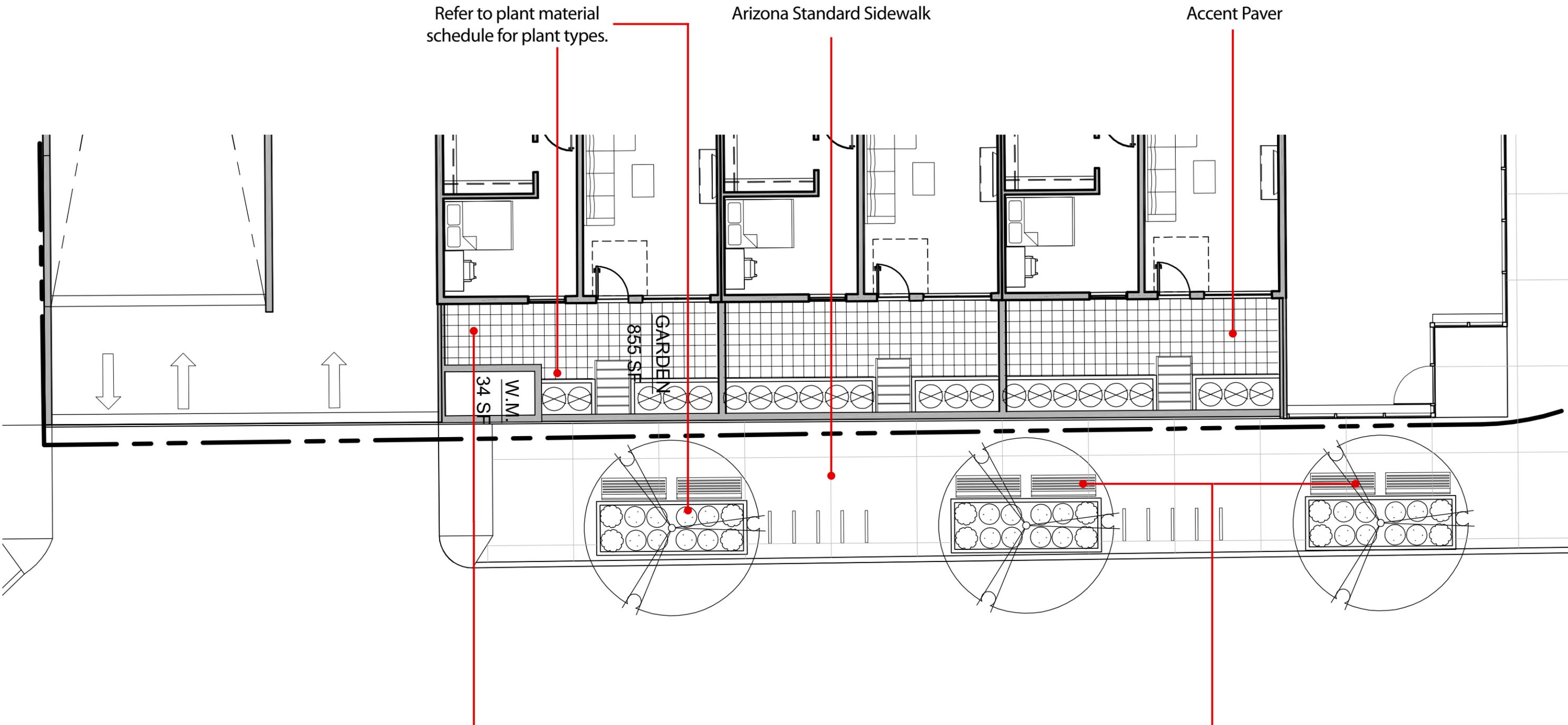
Cereus/Pachycereus species

Giant Yucca
Hesperaloe funifera

Lady's Slipper
Pedilanthus macrocarpus

Red Yucca
Hesperaloe parviflora perpa 'Brakelights'





Accent Paver
Aqua-Via Permeable Field pavers. Color - Cantina blend

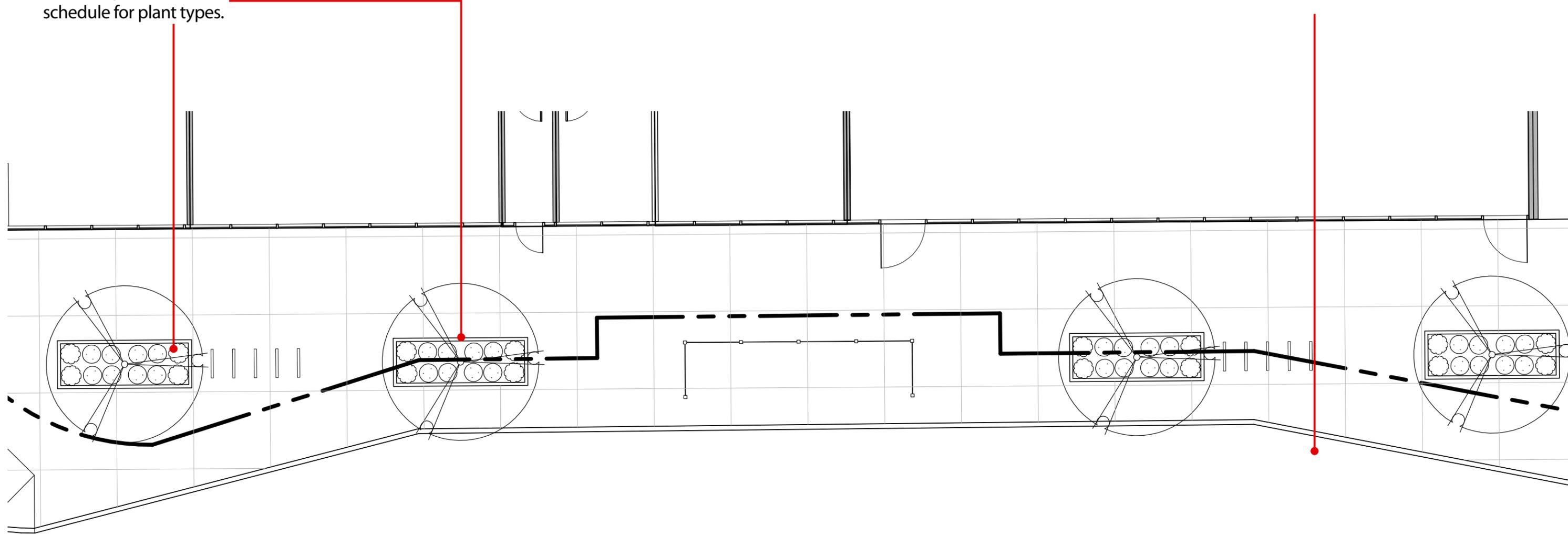


Street Bench
Urbanscape Dewart Collection 6' bench without back. Square perforate with powder coat finish.



Refer to plant material schedule for plant types.

Arizona Standard Sidewalk



PLANT MATERIALS SCHEDULE



SHRUBS

- BULBINE
- ⊗ DAMIANITA
- ⊗ MEXICAN HONEYSUCKLE
- ⊗ REGAL MIST
- ⊗ DWARF BOTTLEBRUSH

GROUNDCOVER

- ⊗ PROSTRATE ROSEMARY 'HUNTINGTON CARPET'

CACTI/ACCENT

- CANDILLILA

TREES

- LITTLE LEAF ASH
- DESERT MUSEUM PALO VERDA
- TEXAS MOUNTAIN LAUREL

Hub at Tucson III

820 - 840 East Speedway Blvd., Tucson, AZ
 Antunovich Associates, Architects, Planners and Interior Design
 7/21/2017

zoning analysis

	<i>zoning code reqs</i>	<i>notes</i>	<i>proposed</i>	<i>reference</i>
Zoning Code	2012	Tucson Unified Development Code		
Site Information				
National Register	No	West University N.R. Historic District	no change	adjacent across alley from NR district & contributing property
zoning classification	C-1	Commercial Zone		
Overlay District		Main Gate District Development overlay	no change	amended August 7, 2012
Subarea		Tyndall subarea of Area 1 special area	no change	
lot area gsf	29,274 sf		no change	
lot area acres	0.67 ac	192.5 ft x 134 ft		
use group	Residential / Commercial		Residential / Commercial	C-2.a
use category	Group Residential	Permitted per District Overlay		C-2.a (26)
use category	Group Dwelling	Permitted per District Overlay		C-2.a (30)
bulk and density				
Max FAR	n/a	no maximum FAR in District		per C-3 Table 1 - Development Standards
Min lot area	n/a	no minimum lot area standards		
Min lot width	n/a	no minimum lot width standards		
Max lot coverage	n/a	no maximum lot coverage in District		
Max density	n/a	no maximum lot density in District		
height limit	56 ft	4 stories max.	53'-9" 65'-9" (Elev. Overrun)	(max.) D-4.a & Figure 8
development standards				
Historic Preservation	Yes	Design to complement adjacent Contributing properties	to comply	C-18.g
Lighting	Yes	See MGD document for full scope of Lighting requirements	to comply	C-19.a -c
Building Materials and Colors	Yes	See MGD document for full scope of Building Material and Color requirements	to comply	C-19.d -k
Architectural Elements and Features	Yes	See MGD document for full scope of Architectural Elements and Feature requirements	to comply	C-19.l - r
Building Articulation	Yes	See MGD document for full scope of Building Articulation requirements	to comply	C-19.s - x
Doors	Yes	See MGD document for full scope of Door requirements	to comply	C-19.y - .ae
Windows and Glazing	Yes	See MGD document for full scope of Window and Glazing requirements	to comply	C-19.af - .ah
Building Facades	Yes	See MGD document for full scope of Building Facade requirements	to comply	C-19.ai
Streetscape	Yes	See MGD document for full scope of Streetscape requirements	to comply	C-19.aj
Height & Mass Transition	Yes	reduce effective visual bulk over 2 stories (26 ft.)	to comply	C-17.a
	Tyndall	25% of street front setback atleast 12-ft.	26.9% provided	C-17.a
	Speedway	75% of street front setback atleast 12-ft.	85% at 3' provided	B-3
Special Bulk Reduction Plan	Yes	West side of Tyndall Ave.	to comply	D-4.b
Environmentally Conscious Design Practices	Yes	Include (5) or more of 16 concepts - see MGD document for full list	to comply	C-16
minimum setbacks				
front (street)	Yes	21.5 ft. from the property line along Speedway; Variable property line along Speedway	to comply	See Zoning Determination with Application per C-3 Table 1 - Development Standards
other	n/a	none	to comply	
side	n/a	none	to comply	
side (alley)	Yes	5 ft. min. to continue 20 ft. alley	to comply	
maximum setbacks				
front (street)	Yes	15-ft. max.	to comply	per C-3 Table 1 - Development Standards
	Speedway	n/a	no max.	
other	n/a	none	to comply	per C-3 Table 1 - Development Standards
side	n/a	none	to comply	per C-3 Table 1 - Development Standards
minimum perimeter yard	n/a	no minimum perimeter yard width		per C-3 Table 1 - Development Standards
open space				
residential	yes	25 sf per DU - 1,425 sf required	to comply	57 x 25 = 1,425 sf
retail	yes	15% of the site area - 4,390 sf	to comply	
Minimum sidewalk width	yes	On Speedway Blvd: 12 ft clear On Tyndall: 5 ft clear	to comply	C-4.b.4 C-4.b.4 C-5.a
vehicle parking				
min parking for Residential	yes	0.50 space per DU	0.84 space/unit	57 Dwelling Units/47 spaces available for residential
max parking for Residential	yes	1 space per DU	0.84 space/unit	57 Dwelling Units/47 spaces available for residential
min parking for retail	yes	min. of the greater of 2 spaces or 1 space per 2,000 sf GFA	3 spaces	4,450 sf retail proposed; 4,450 / 2,000 = 2.25
bicycle parking				
short-term parking for Residential	yes	min. of the greater of 0.3 spaces per DU or 3 spaces	17 provided	57 DU x 0.3 = 17 spaces required
long-term parking for Residential	yes	min. of the greater of 0.3 spaces per DU or 3 spaces	17 provided	57 DU x 0.3 = 17 spaces required
short-term parking for Retail	yes	min. of the greater of 2 spaces or 1 space per 5,000 sf GFA	2 provided	4,450 sf retail provided
long-term parking for Retail	yes	min. of the greater of 2 spaces or 1 space per 12,000 sf GFA	2 provided	4,450 sf retail provided
loading				
Off-Street loading zone	yes	atleast 12 ft x 24 ft	11' x 38' provided	C-6.1 off alley

Main Gate District Design Standard Compliance Hub at Tucson III

ENVIRONMENTALLY CONSCIOUS DESIGN PRACTICES COMPLIANCE (SECTION C-16)

(5 Minimum required from list of 16 possible design practices)

1. PROVIDE SHADE FOR AT LEAST 70% OF PARKING AREAS. (Ref. C-16-1)
 - Complies; See first floor plan
2. PROVIDE SHADE FOR AT LEAST 70% OF PEDESTRIAN AREAS. (Ref. C-16-2)
 - Complies; See Site Plan & First Floor Plan
3. PROVIDE DIRECT ACCESS CONNECTIONS FROM TRANSIT STOPS (Ref. C-16-3)
 - Comply, see site plan.
4. PROVIDE ENERGY STAR OR COOL ROOF RATED AT LEAST 0.65 REFLECTIVITY AND AT LEAST 85% EMISSIVITY. (Ref. C-16-4)
 - Will comply.
5. PROVIDE 100% DESERT-ADAPTED PLANT SPECIES. SPECIES CHOSEN MUST ADHERE TO THE AZ DEPT OF WATER RESOURCES TUCSON AMA DROUGHT TOLERANT/LOW WATER USE PLANT LIST. (Ref. C-16-7)
 - Will comply.
6. PROVIDE LOW-E GLASS BETTER THAN THE MINIMUM REQUIREMENT PER THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC). (Ref. C-16-12)
 - Will comply.
7. IMPLEMENT CAR SHARE USE OR INCORPORATE A TRANSIT STOP ON-SITE (Ref. C-16-14)
 - Will comply.

DESIGN STANDARD COMPLIANCE (SECTION C-19)

1. LIGHTING STRATEGIES WILL REDUCE OR PREVENT GLARE & LIGHT TRESPASS, CONSERVE ENERGY AND PROMOTE SAFETY AND SECURITY. (Ref. C-19.a)
 - Will comply.
2. BUILDING MATERIALS SHOULD BE CHOSEN FOR THEIR TACTILE EFFECTS AND USED IN A CONTRASTING MANNER. (Ref. C-19.d)
 - Complies; See renderings.
3. ANY BUILDING OVER 85-FT LONG MUST BE ARTICULATED IN ORDER TO APPEAR AS A BUILDING NO LONGER THAN 85-FT. ALONG THE FRONT PROPERTY LINE. (Ref. C-19.u)
 - Complies; See renderings and plans
4. DOORS AT PRIMARY PEDESTRIAN ENTRANCES MUST BE SHADED OR PROTECTED FROM THE WEATHER. (Ref. C-19.y)
 - Complies; See renderings and plans.

5. GLAZING SHALL BE LOW-E AND SHALL ALLOW A VISUAL CONNECTION THROUGH EITHER SIDE OF THE WINDOW. (Ref. C-19.AF)
6. BUILDING FACADES (2 MIN. REQUIRED) (Ref. C-19.ai)
 - SHADE STRUCTURE (Ref. C-19.ai.6)
 - CHANGES TO BUILDING PLANE SUCH AS INDENTATIONS, TEXTURES, OR ACCENT MATERIALS. (Ref. C-19.ai.7)
 - WINDOW DISPLAYS OR VISIBLE ACTIVITY ON THE GROUND FLOOR. (Ref. C-19.ai.9)

PARKING STRUCTURE DESIGN STANDARD COMPLIANCE (SECTION C-5.c)

1. PARKING STRUCTURES SHALL BE DESIGNED SO THAT PARKED VEHICLES ARE SCREENED FROM VIEW AT STREET LEVEL, THROUGH INCORPORATION OF DESIGN ELEMENTS... (Ref. C-5.c.1)
 - Complies; See rendering and plans
2. LIGHTING WITHIN THE PARKING STRUCTURE SHALL PROVIDE FOR SAFETY AND SECURITY OF BUILDING USERS AND NO LIGHT BULBS SHALL BE DIRECTLY VISIBLE FROM OUTSIDE THE PARKING STRUCTURE. (Ref. C-5.c.4)
 - Will comply.
3. PARKING STRUCTURE SIGNAGE TO BE PROVIDED TO DIRECT THE VEHICULAR AND PEDESTRIAN TRAFFIC IN PROPER AND SAFE CIRCULATION WITHIN AND TO AND FROM THE PARKING STRUCTURE. (Ref. C-5.c.5)
 - Will comply.

UTILITY FACILITIES DESIGN STANDARD COMPLIANCE (SECTION C-8)

1. GROUND FLOOR VENTS SHALL BE ORIENTED AWAY FROM PEDESTRIAN PLAZAS AND AREAS AND BUILDING STREET FRONTAGE. (Ref. C-8.c)
 - Will comply.
2. NO BUILDING EQUIPMENT, ANTENNA OR SATELLITE DISHES SHALL BE LOCATED ALONG THE BUILDING FAÇADE FACING THE STREET. (Ref. C-8.d)
 - Will comply.

RIGHT-OF-WAY MAINTENANCE DESIGN STANDARD COMPLIANCE (SECTION C-11)

1. PROPERTY OWNER IS RESPONSIBLE AT ALL TIMES FOR MAINTENANCE OF LANDSCAPE, HARDSCAPE, BUILDING ARCHITECTURAL ELEMENTS AND SITE FURNISHING INSTALLED IN THE PUBLIC RIGHT-OF-WAY. (Ref. C-11.a)
 - Will comply.
2. PROPERTY OWNER SHALL REPLACE OR REPAIR VANDALIZED ELEMENTS WITHIN 48 HOURS. (Ref. C-11.b)
 - Will comply.
3. AND SHALL REPLACE DEAD OR MISSING VEGETATION WITHIN 14 DAYS TO ENSURE FULL COMPLIANCE WITH APPROVED LANDSCAPE PLANS. (Ref. C-11.c)
 - Will comply.

CONSTRUCTION, OPERATIONS & MANAGEMENT

- Communication at Construction
- Communication at Opening
- Move-in Process
- Resident Security
- Resident Conduct

THANK YOU

NOTE

- THE FOLLOWING SLIDES WERE PROVIDED TO THE DRC IN THE HARD COPY DESIGN PACKAGE, BUT NOT SHOWN AT THE PRESENTATION IN THE INTEREST OF TIME

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PROJECT STATEMENT

Core Spaces is proposing a new mixed-use development at the southwest corner of Speedway Blvd. and Tyndall Ave. (the “Property”). The Property is .67 acres and currently contains two structures and associated parking. It is zoned C-1 and is in the Main Gate Overlay District (“MGO”), Area 1 (Tyndall Sub-area). Area 1 is bordered by Speedway (north), Tyndall (east), Euclid (west), and First St. (south), and has several specific design requirements described in MGO § D. The MGO Design Review Committee approves compliance with the MGO design standard for projects located in Area 1. MGO § D-5.

The Property is an ideal location for a mixed-use student housing and retail project (the “Project”) as it is within walking distance of the University of Arizona (“University”), the Main Gate entertainment district, and the modern streetcar. The Project is smaller than the existing MGO student housing complexes and will have approximately 57 residential units with 186 beds. This Design Package depicts the Project’s exterior design, which almost entirely complies with the MGO’s design and development standards. Core requests one adjustment to the MGO design standards – at the Speedway step-back – pursuant to MGO § B-3, Urban Design Best Practice (“Best Practices”), as further described below.

The following narrative describes the Project and its design elements, as well as Core’s commitment to communication and proactive management during the Project’s construction and operation.

A. Project Design Overview

1. Project Description

The Project’s four-story structure will include a mixed-use ground level with street-accessible retail, three residential-only upper floors, and one underground parking level. The ground floor will have approximately 4,400 sq. ft. of commercial space for food services, retail, and/or personal service uses. A residential lobby, amenity space, parking, and three residential townhome units will complete the ground level. The top three floors consist of seven separate three-level structures connected by a series of walkways. This multi-building design provides efficient unit layouts with two outside walls that allows natural light on two sides of each unit. The residential area includes a rooftop amenity area (“Amenity Area”) with a pool and patio space. The Amenity Area will be at the Project’s center, providing ample buffers from Speedway and Tyndall to ensure the safety of residents and pedestrians below. This central location also provides approximately 40 feet of buffer space to the west and north property lines to mitigate its impact on the nearby neighborhoods.

2. Project Design and Best Practices Step-back Request

As the Design Package shows, Core has developed an exciting design using a variety of materials, colors, fenestrations and bulk reductions. On the upper floors, the combination of glazing and vertical panels gives the Project a sense of rhythm along both the Tyndall and Speedway. The Project’s Speedway/Tyndall corner design will be a strong visual element at the gateway of the Tyndall corridor. At the ground floor, particular attention has been given to the Speedway and Tyndall frontages, both focal points from the street and pedestrian levels. The Speedway pedestrian level will be set apart from the Project’s upper floors by using varying colors, materials increased glazing, and an alternate step-back, all intended to improve the pedestrian experience. Core has requested to modify the MGO’s required Speedway step-back, which if strictly followed will create an imbalanced design and the appearance of an

imposing building façade at the street level. Core’s proposed Speedway step-back, based on Best Practices, provides a balanced building frontage that appropriately scales the pedestrian level and separates it from the upper floors. This request is illustrated on pages 61-64 of the Design Package, and further detailed in the Design Package application.

The Project’s streetscape design will improve the existing pedestrian areas. On Tyndall, the Project will carry forward the improvements made by the existing student housing complexes to this pedestrian area. Along Speedway the new streetscape will significantly improve the pedestrian experience, and combined with the Project’s retail entrance and existing City bus pullout will enhance and activate the area.

3. Design Consideration of Adjacent Uses and Historic Properties

The Project’s design strikes an effective balance between the surrounding uses and designs. The Project’s height and massing steps down to provide an appropriate transition between the surrounding student housing projects and Speedway to the north. The Project’s contemporary design integrates with the recently constructed student housing projects to the north and east. This is particularly true at the pedestrian level along Tyndall, where Project’s landscaping design will integrate with the existing streetscape elements recently added by the other student housing developments.

The Project’s design also compliments the historic properties to the west. Core has considered the context of the area through an earthy color palette and selected materials chosen to echo the colors and textures of the historic houses to the Project’s west. The vertical elements on the Project’s north and east façades also reflect the vertical porch members in the adjacent historic houses. The height of the Project’s pedestrian level and retail spaces on Speedway scale closely to the adjacent houses’ rooflines. In addition, the Speedway frontage’s landscaped sidewalk planter beds will continue the visual line of houses’ front yard setbacks. These design considerations are visually shown on the Design Package’s page 17.

B. Communication and Management

Core is a national provider of student housing, multi-family, hospitality and office projects, and has developed over 3 million square feet of class-A mixed use assets nationwide. The Project will be Core’s third in Tucson, as it constructed the Hub I and Hub II properties just south of the Property on Tyndall Ave. Core is very excited about returning to Tucson to complete its third project.

Core understands the importance of good communication with its surrounding neighbors during a project and beyond. For the Project, Core will implement a communications plan for both the construction and operation phases. Prior to and during construction, Core will notify neighbors of the construction schedules and potential impacts before they occur. Once the Project is operational, Core will provide neighbors the local management contacts in order to maintain good relationships and open communication. Core will also institute best practices from its other student housing projects to effectively manage resident and guest behavior. Core is committed to putting the people and processes in place to maintain good relationships with its neighboring businesses and the surrounding residents.



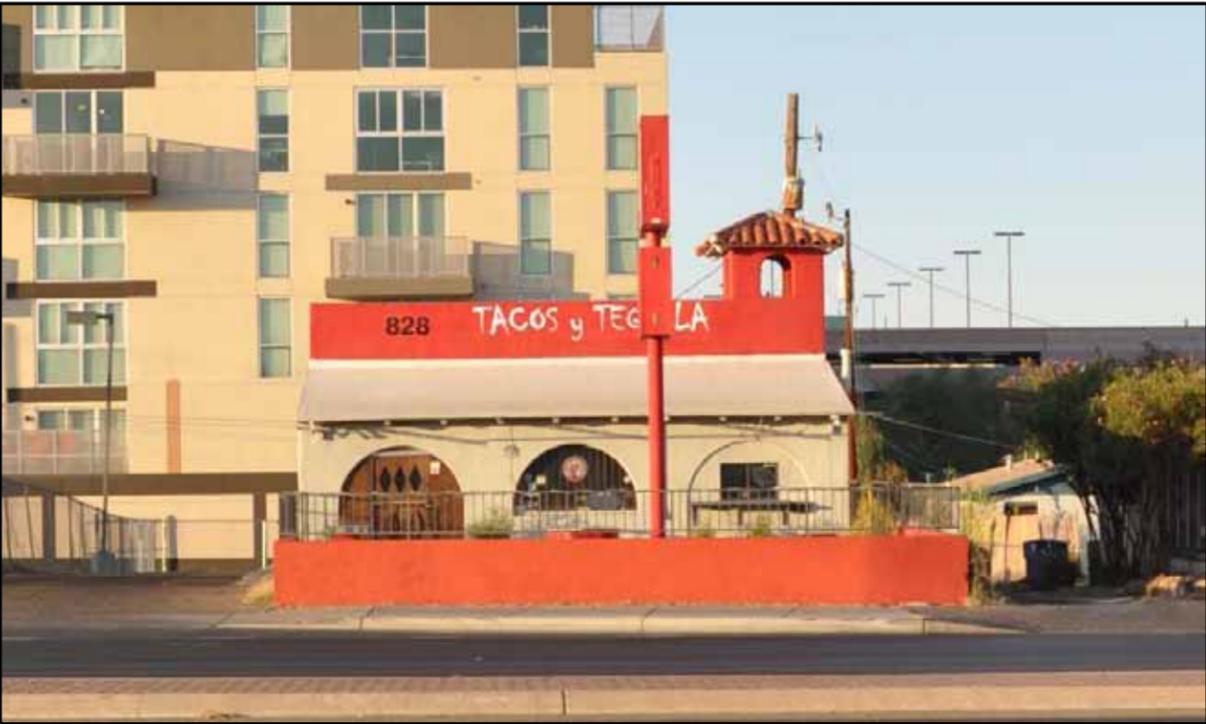
THE HUB AT TUCSON III



Current Property Photos
850 E. Speedway Blvd.



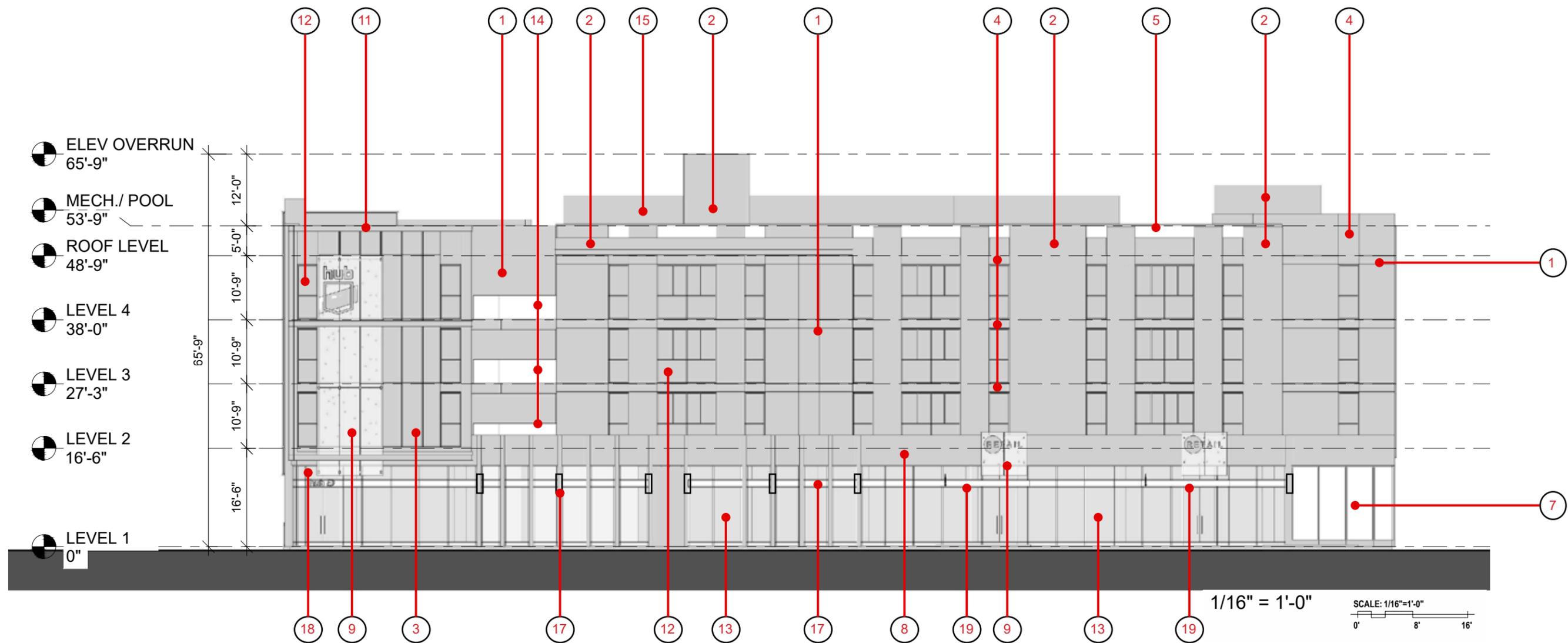
Current Property Photos
828 E. Speedway Blvd.





EXTERIOR MATERIAL LEGEND

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| <ul style="list-style-type: none"> 1. EIFS TYPE 1 – PANALIZED EIFS WALL SYSTEM. STAMPED TEXTURE, NATURAL GRAY FINISH WITH REVEALS 2. EIFS TYPE 2 – PANALIZED EIFS WALL SYSTEM. CORRUGATED PROFILE WITH LIMESTONE, DARK GRAY FINISH WITH REVEALS 3. CORRUGATED METAL – CORRUGATED METAL SIDING, DARK GRAY PRE-PAINT FINISH WITH VERTICAL REVEAL FLASHINGS 4. METAL PANEL – METAL PANEL REVEAL AT WINDOW RECESS, DARK GRAY/BLACK FINISH 5. PERFORATED METAL TYPE 1 – PERFORATED METAL INFILL PANEL, DARK GRAY/BLACK FINISH 6. BRAKE METAL TRIM – BRAKE METAL TRIM/CAPPING, DARK GRAY/BLACK FINISH 7. PERFORATED METAL TYPE 2 – PERFORATED METAL SCREEN ENCLOSURE, OXIDIZED METAL FINISH 8. PORCELAIN TILE – LARGE FORMAT PORCELAIN TILE, OXIDIZED METAL EFFECT FINISH 9. GLASS SCREEN TYPE 1 – FEATURE GLASS SCREEN ON AN OUTRIGGER FRAME & PATCH FITTINGS 10. GLASS SCREEN TYPE 2 – FEATURE GLASS SCREEN INFILL 11. "C" CHANNEL – 12" CHANNEL SHADE TRELLIS | <ul style="list-style-type: none"> 12. ALUMINUM GLAZING – ALUMINUM THIN FRAME WINDOW SYSTEM WITH LOW-E GLASS, ALUMINUM PRE-PAINTED FINISH, COLOR DARK/GRAY BLACK 13. ALUMINUM SHOP PRINT – ALUMINUM SHOP PRINT GLAZING SYSTEM WITH LOW-E GLASS, SILVER FINISH 14. METAL RAILING TYPE 1 – METAL RAILING SYSTEM WITH PERFORATED METAL INFILL PANELS, DARK GRAY/BLACK FINISH 15. METAL RAILING TYPE 2 – METAL POOL DECK RAILING SYSTEM WITH GLASS INFILL PANELS, DARK GRAY/BLACK FINISH 16. CMU BLOCK – CMU BLOCK WALL TO FACE EXISTING PODIUM OF TUCSON 2 17. RETAIL CANOPY – BOX SECTION RETAIL CANOPY WITH FINS, SILVER FINISH 18. BUILDING LIGHTING - DOWN LIGHTS 19. BUILDING LIGHTING - RECESSED LIGHTING 20. RETAIL CANOPY LIGHTING - LED STRIPS |
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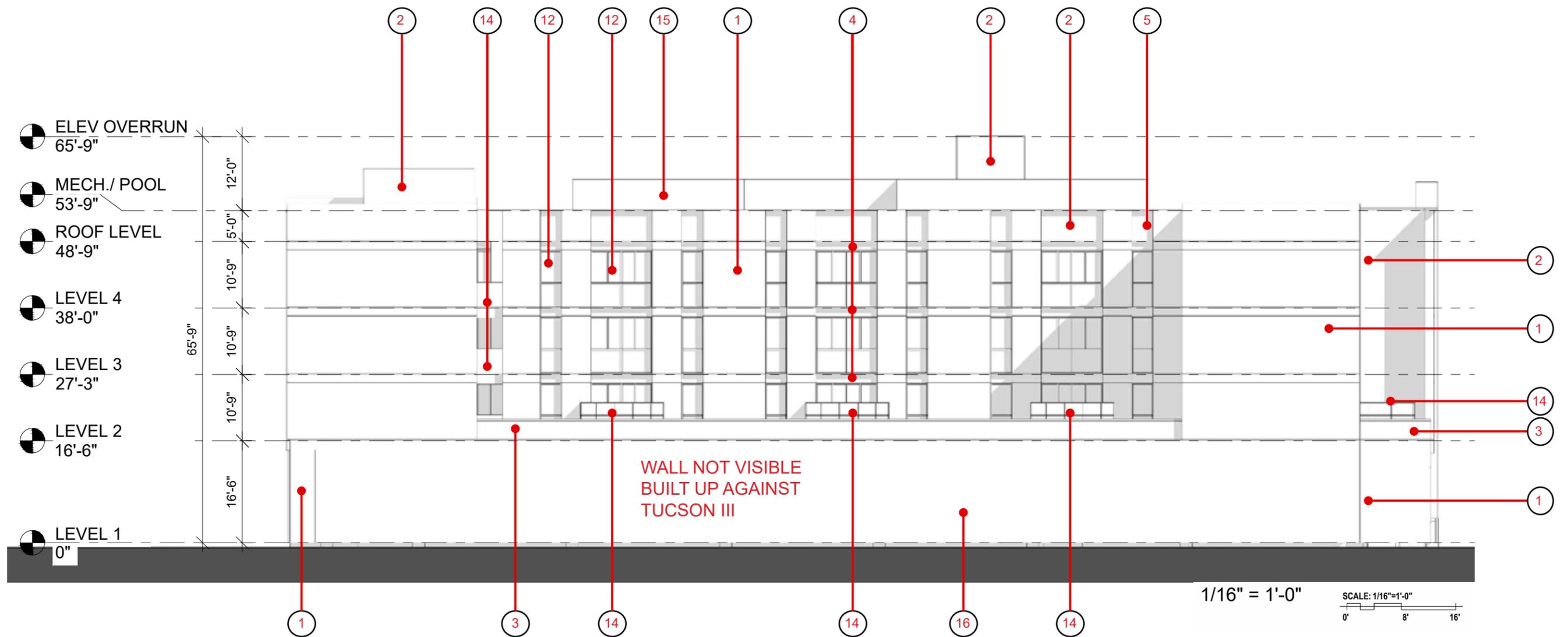
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