



 **Proposed Student Housing at Tyndall Avenue**

The Hub at Tucson II

Core Campus Development Team

- **Marc Lifshin - Core Campus**
- **Eric Grimm - Core Campus**
- **David Nelson - DRW**

Zoning Attorney

- **Lazarus, Silvyn & Bangs PC**

Civil Engineer

- **Grenier Engineering**

Core Campus Management Team

- **Brian Neiswender - Core Campus**
- **Ben Modleski - Core Campus**

Architect

- **Antunovich Associates**

Landscape Architect

- **Ensign Design, LLC**





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DRC Submission March 6th Rendering View-1

Tucson, Arizona | May 27th, 2014



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DRC Submission March 6th Rendering View-2

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DRC Submission March 6th Rendering View-3

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DRC Submission March 6th Rendering View-4

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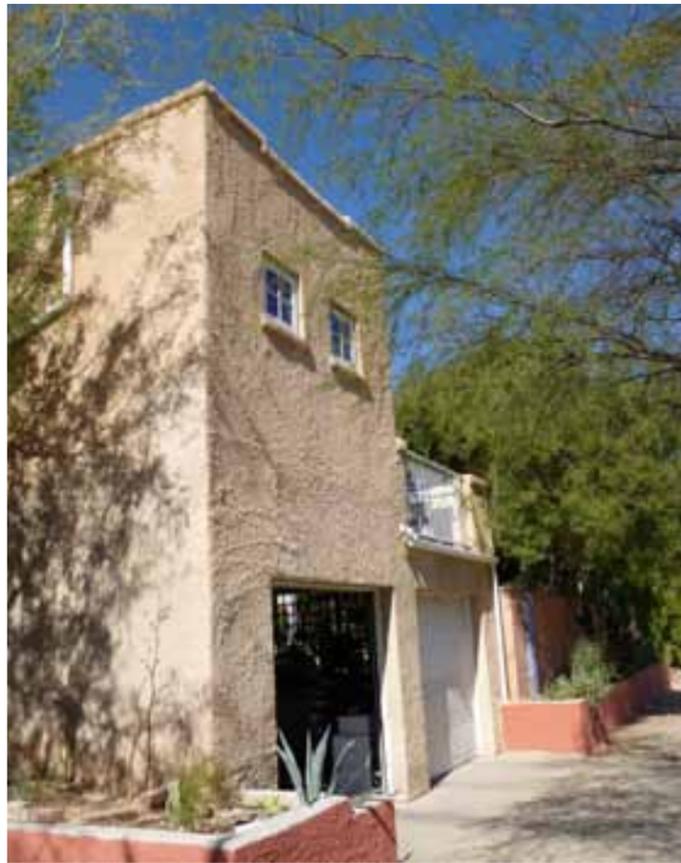
DRC Submission March 6th Rendering View-5

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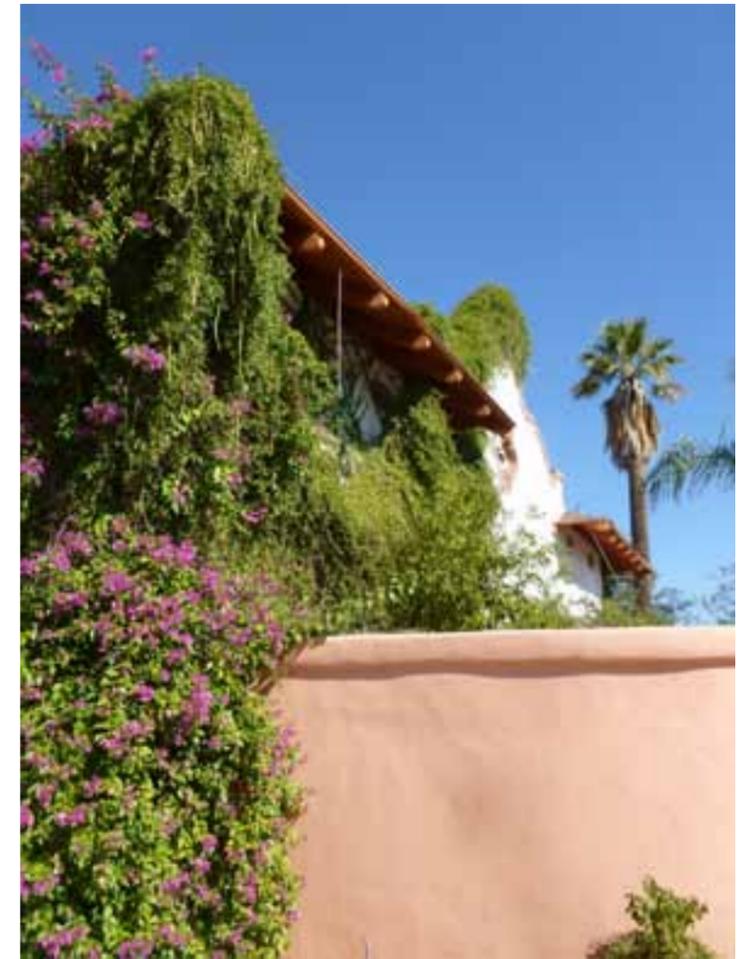
Feedback from March Study Session

- **Overall positive reaction to architecture**
- **Consistency with surroundings**
- **Consistent Streetscape**
- **Show elevations of north, east and west facade**
- **More detail on lower façade on west and north**
- **Materials Board**
- **Environmentally Conscious Design standards/water harvesting**
- **Parking**





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Surrounding Architectural Examples

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Surrounding Architectural Examples

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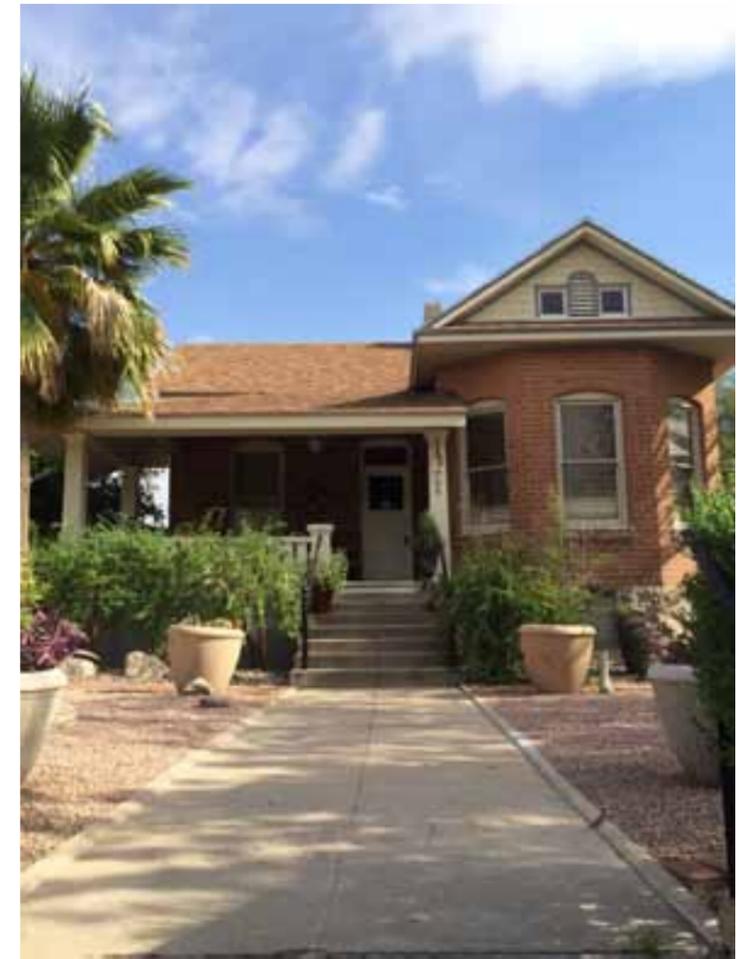


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Surrounding Architectural Examples

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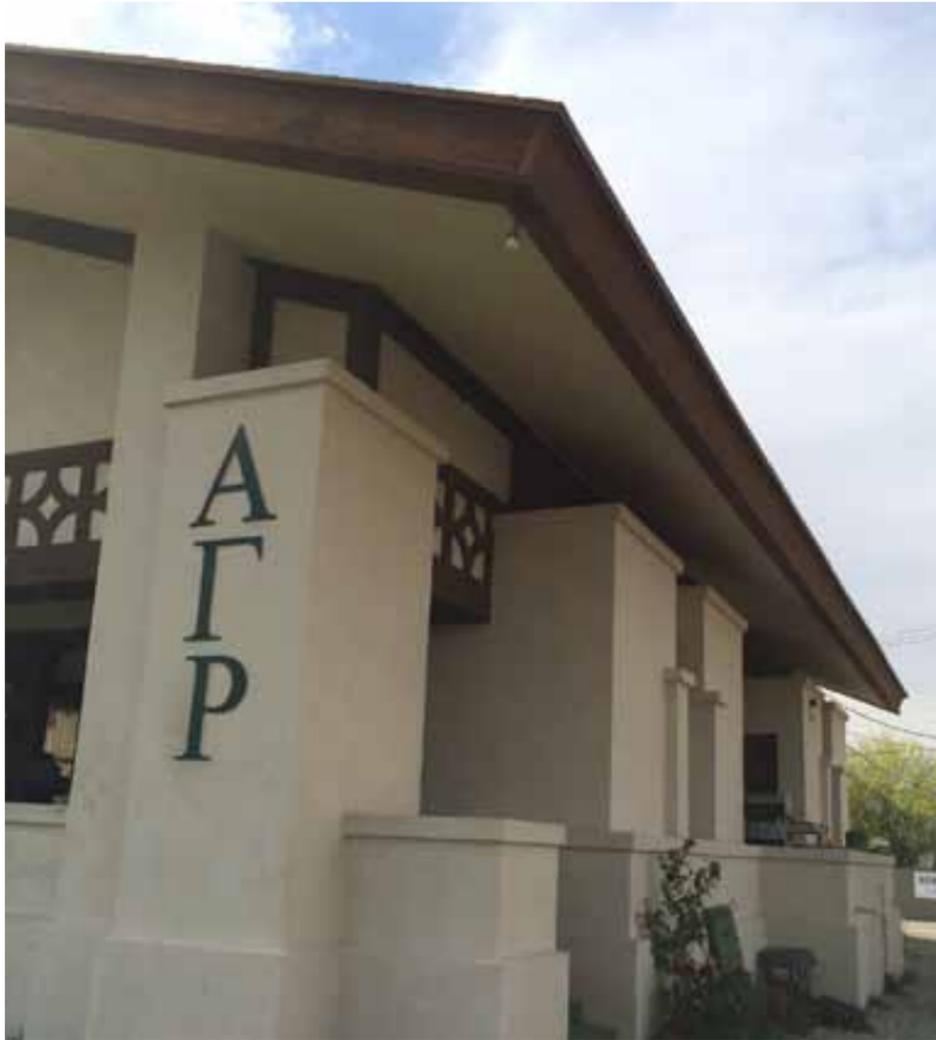
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Surrounding Architectural Examples

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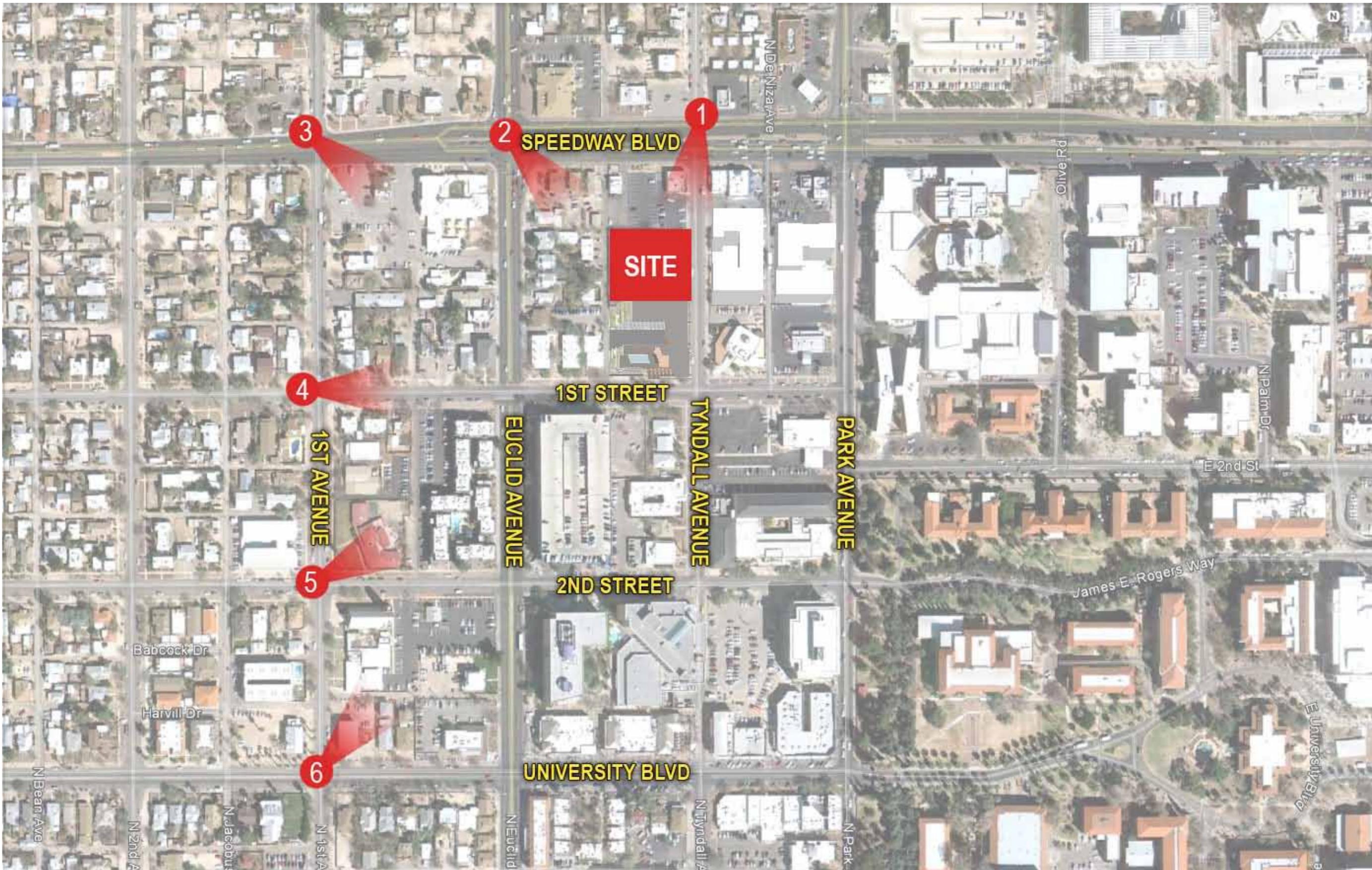
Surrounding Architectural Examples

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View from Speedway Boulevard & Tyndall Avenue (1)

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View from Speedway Boulevard & Euclid Avenue (2)



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View from Speedway Boulevard & 1st Avenue (3)

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View from 1st Street & 1st Avenue (4)

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View from 2nd Street & 1st Avenue (5)

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View from Universit Boulevard & 1st Avenue (6)

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Accent Paver

Aqua-Via Permeable Field pavers. Color - Cantina blend



Main Paver

Acker-Stone 6x9 pavers. Color - Antique Pewter.



Street Bench

Urbanscape Avilla 6' bench without back. Square perforate with stainless powder coat finish



The Hub at Tucson II



Accent Paver

Aqua-Via Permeable Field pavers. Color - Cantina blend



Main Paver

Acker-Stone 6x9 pavers. Color - Antique Pewter.



Street Bench

Urbanscape Avilla 6' bench without back. Square perforate with stainless powder coat finish



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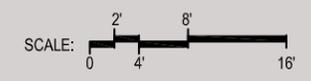


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Proposed East Elevation

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Proposed North Elevation

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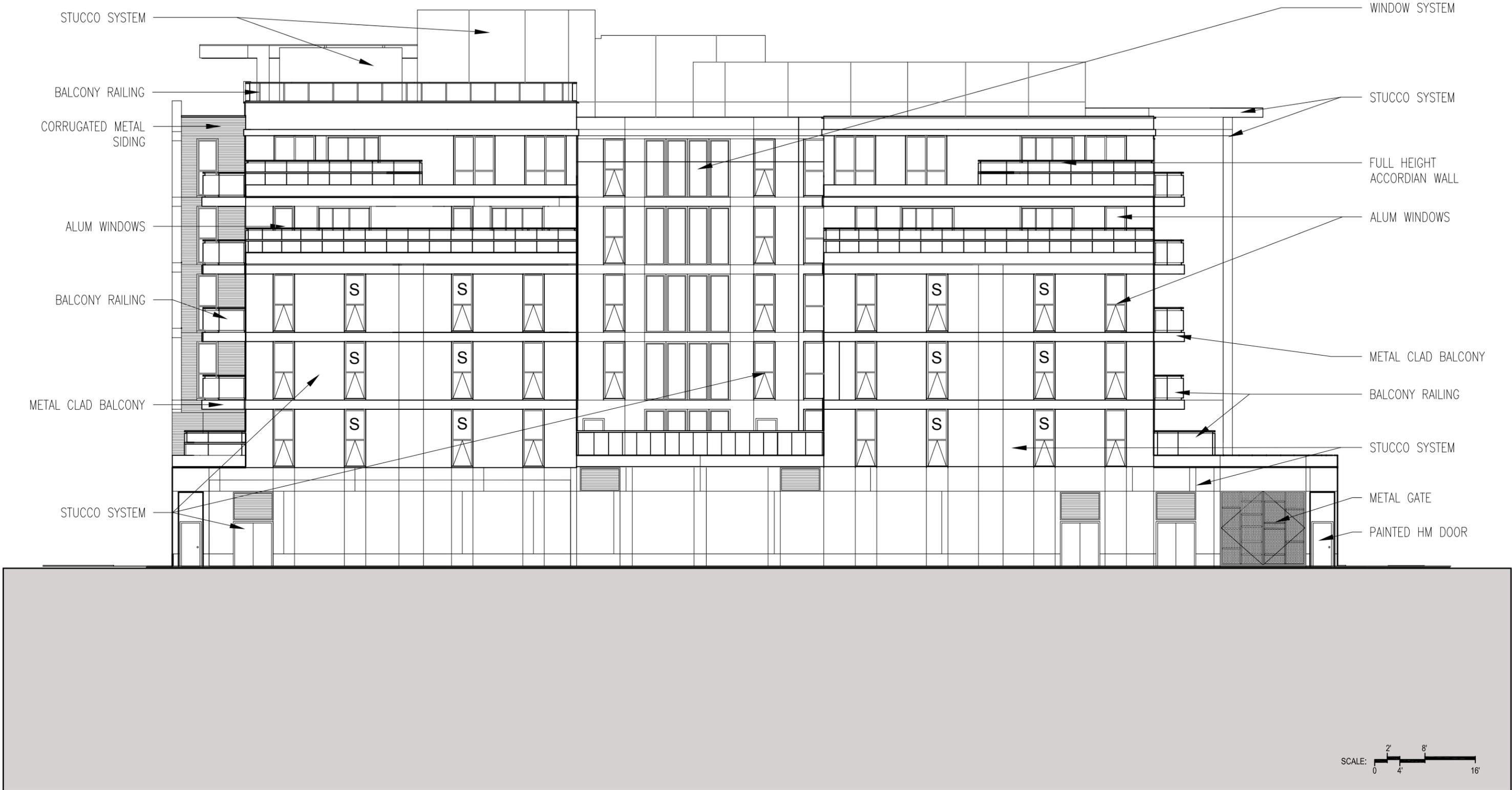
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Proposed West Elevation

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Unseen wall against Hub 1 Podium



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Rendering Night View-1

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Rendering View-1

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Rendering View-2

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Rendering View-3

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Rendering View-4

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Rendering View-5

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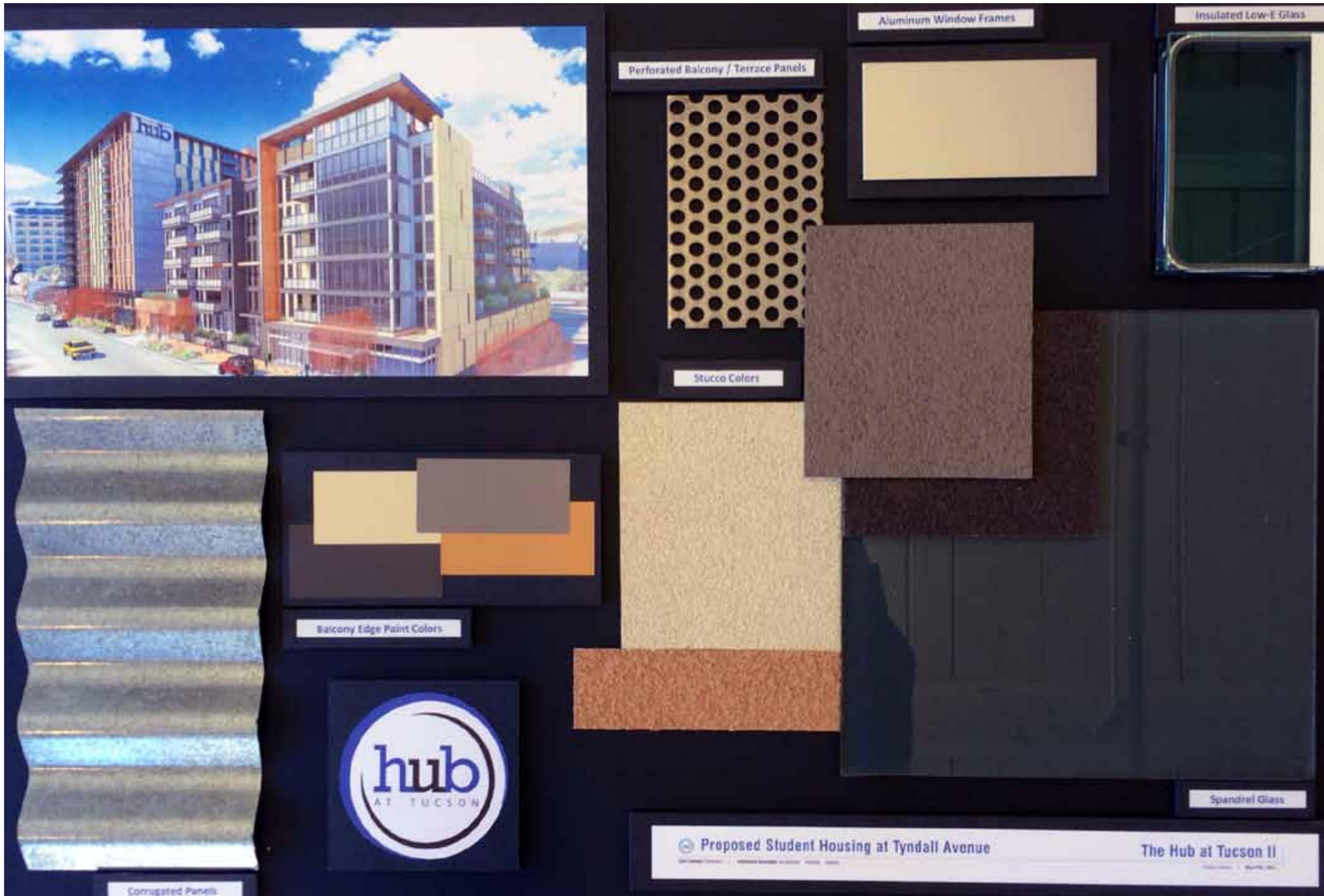
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Rendering View-6

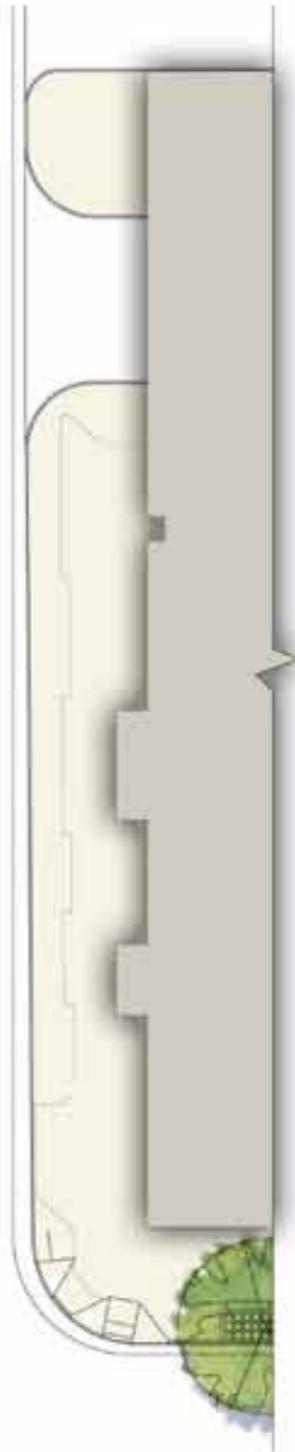
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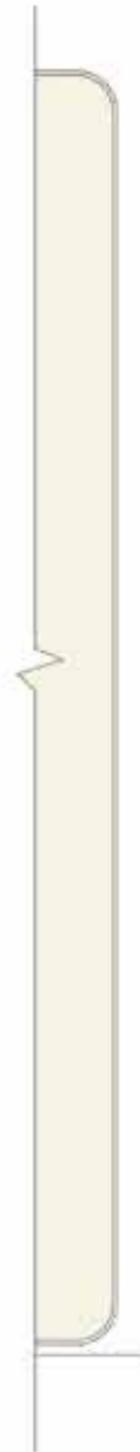
FIRST AVENUE



15' PUBLIC ALLEY



SPEEDWAY BOULEVARD



5'x15' PLANTER
BED W/ STREET
TREES @ 35' OC

BICYCLE
RACKS

BENCH
SEATING

CONCRETE
PAVERS

COLORLED CONCRETE
SIDEWALK

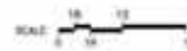
TYNDALL AVENUE







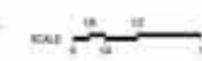
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The Hub at Tucson II



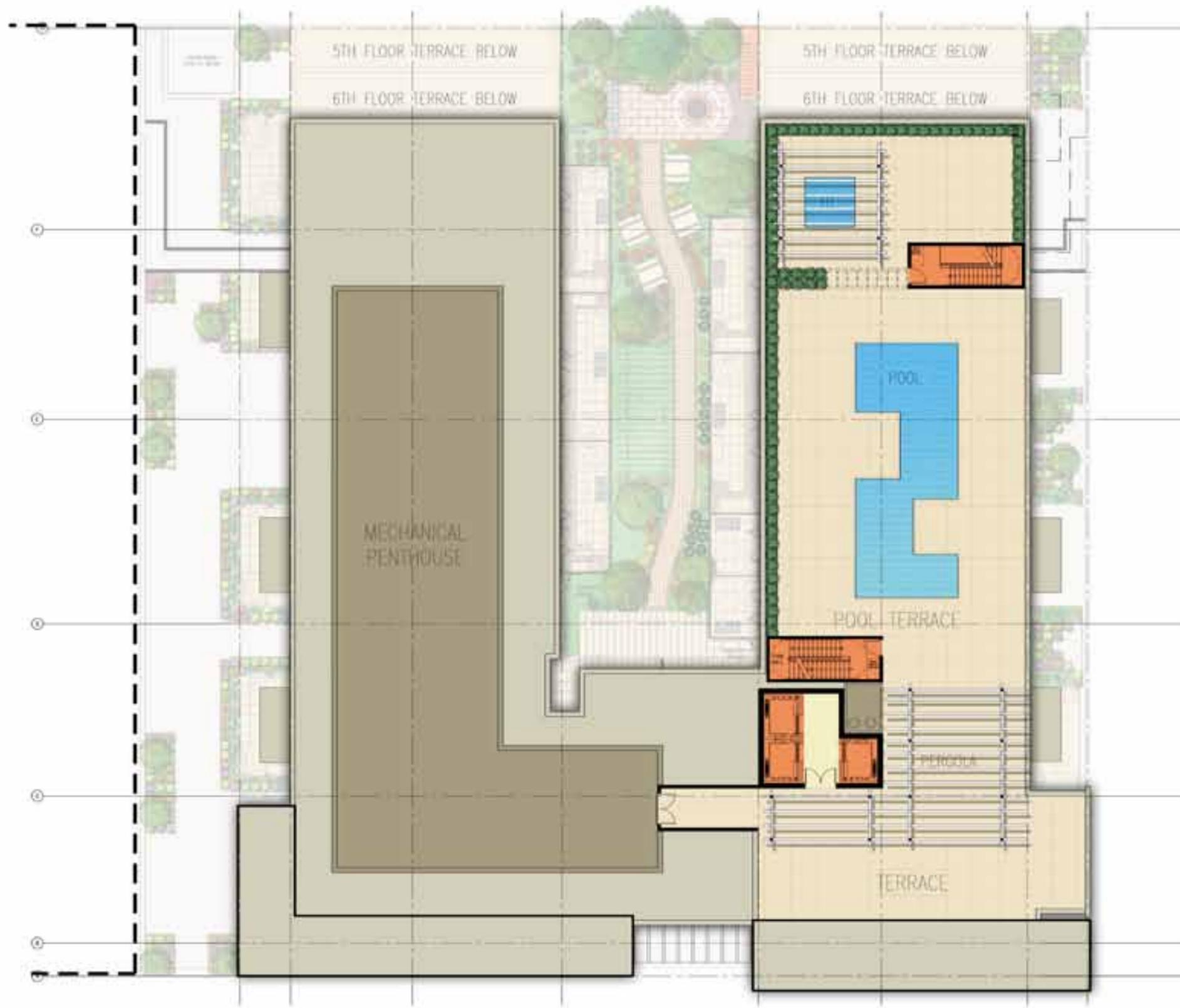
The Hub at Tucson II



The Hub at Tucson II



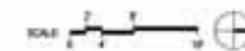
The Hub at Tucson II



HUB at Tucson II

Tucson, AZ

Architect: Antunovich Associates, 221 West Huron Street, Chicago, IL 60601 | Phone: 312.261.1118 Fax: 312.261.7322
 Civil Engineer: 2214 W. North Ave. Chicago, IL 60647 | Phone: 773.851.1549

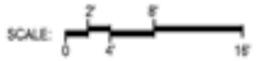
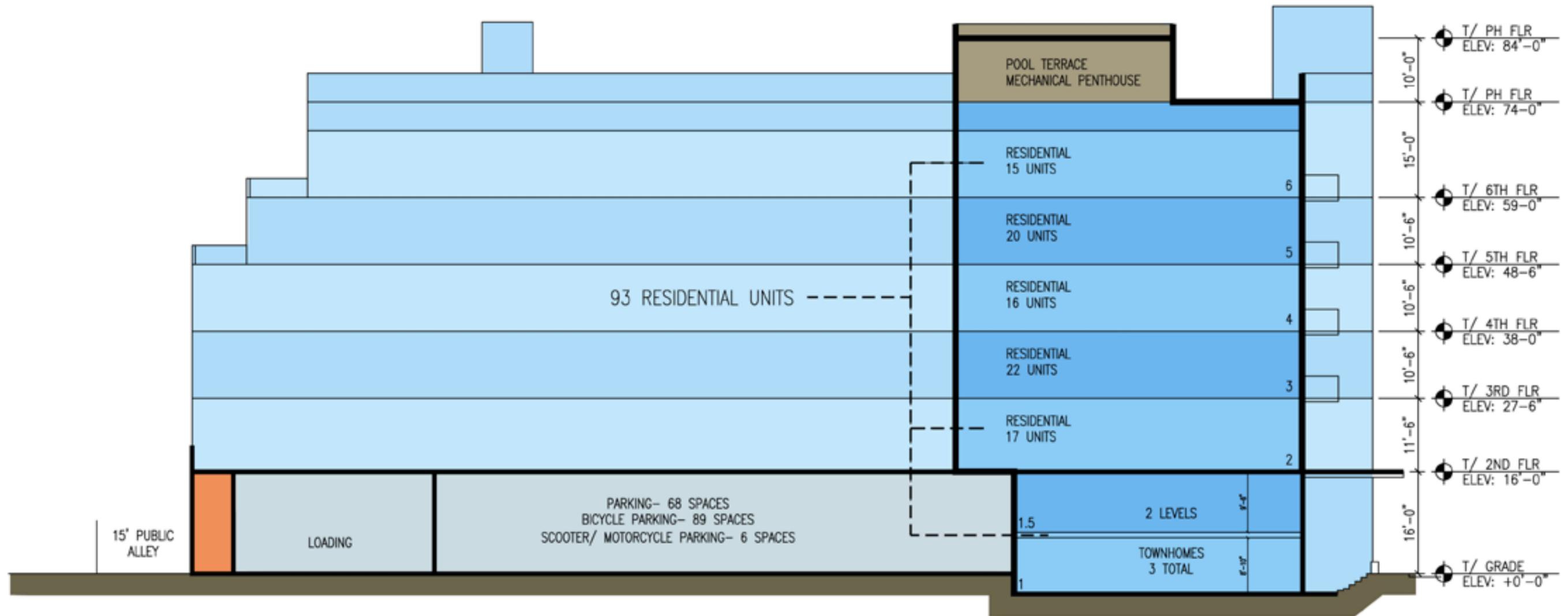


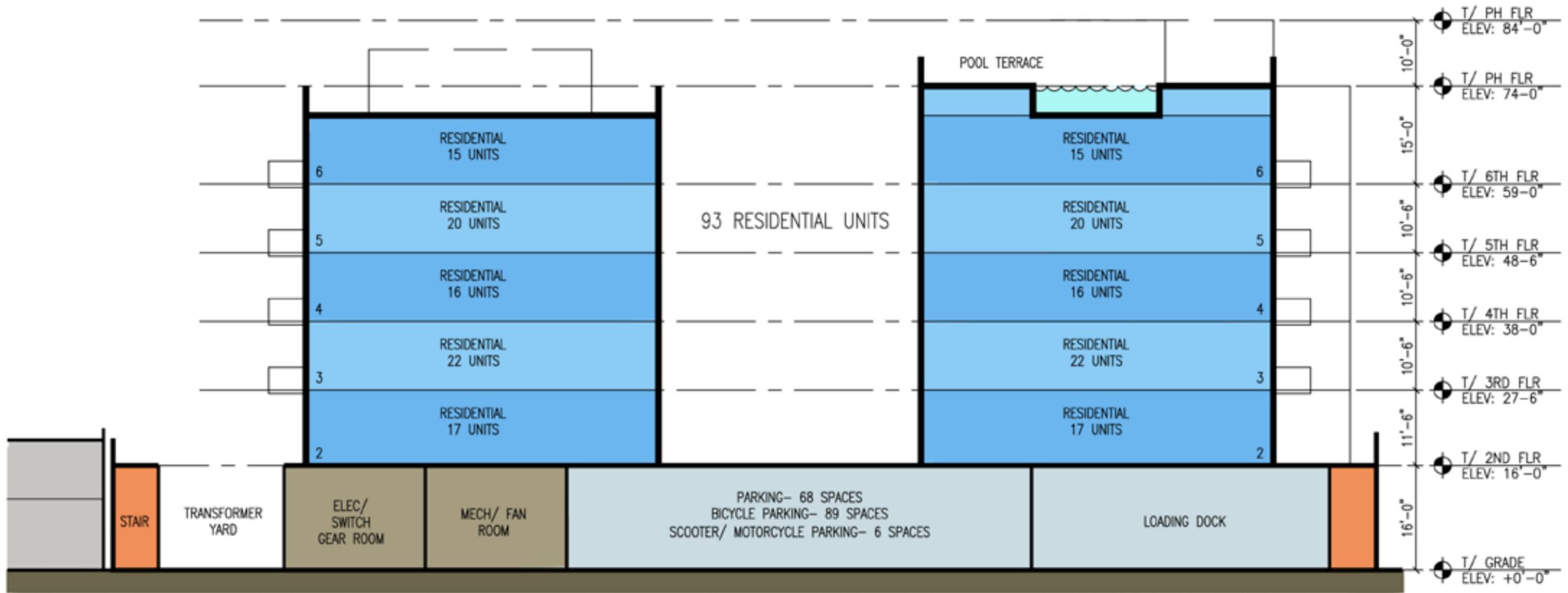
PRELIM ROOF PLAN

6.4.2014



The Hub at Tucson II







9:30 am



12:30 pm



3:30 pm





9:30 am



12:30 pm



3:30 pm





9:30 am



12:30 pm



3:30 pm



	zoning code reqs	notes	proposed	reference
Zoning Code	2012	Tucson Land Use Code		
Site Information				
National Register	No	West University N.R. Historic District	no change	adjacent across alley from NR district & contributing property
zoning classification	R-3	Residence 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	36,575		no change	
lot area acres	0.84	192.5'x190'		
use group	Residential / Commercial		Residential / Commercial	C-2.a
use category	Group Residential	Permitted per District Overlay		C-2.a (26)
use category	Retail	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	84 ft	6 stories max.	84 ft	(max.) D-4.a & Figure 8
development standards				
Historic Preservation	Yes	Design to complement adjacent Contributing properties	to comply	C-19 Design Standards
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	n/a	property not along Speedway Blvd. & Euclid Ave.		C-19.aj
Height & Mass Transition	Yes	reduce effective visual bulk over 2 stories (26 ft.)	to comply	C-17.a
Special Bulk Reduction Plan	Yes	25% of street front setback atleast 12-ft.	42% provided	C-17.a
Environmentally Conscious Design Practices	Yes	West side of Tyndall Ave.	to comply	D-4.b
		Include (5) or more of 16 concepts - see MGD document for full list	to comply	C-16
minimum setbacks				
front (street)	n/a	none	to comply	per C-3 Table 1 - Development Standards
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
maximum setbacks				
front (street)	Yes	15-ft. max.	to comply	per C-3 Table 1 - Development Standards
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	to comply	per C-3 Table 1 - Development Standards
retail	yes	15% of the site area - 5,486 sf	to comply	per C-3 Table 1 - Development Standards
minimum landscape area	yes	atleast 25% of open space at ground level	37% provided	open space at 2nd floor; per C-3 Table 1 - Development Standards
vehicle parking				
min parking for Residential	yes	0.50 space per DU	0.73 space	C-5.a
max parking for Residential	yes	1 space per DU	0.73 space	95 Dwelling Units/70 spaces provided
min parking for retail	yes	min. of the greater of 2 spaces or 1 space per 2,000 sf GFA	n.a.	95 Dwelling Units/70 spaces provided
bicycle parking			to comply	C-5.b - Additional bike storage in units
short-term parking for Residential	yes	min. of the greater of 0.3 spaces per DU or 3 spaces	50 provided	95 DU x 0.3 = 29 spaces required
long-term parking for Residential	yes	min. of the greater of 0.3 spaces per DU or 3 spaces	29 provided	95 DU x 0.3 = 29 spaces required
short-term parking for Retail	yes	min. of the greater of 2 spaces or 1 space per 5,000 sf GFA	n.a.	no retail area provided
long-term parking for Retail	yes	min. of the greater of 2 spaces or 1 space per 12,000 sf GFA	n.a.	no retail area provided
loading				
Off-Street loading zone	yes	atleast 12 ft x 24 ft	50' x 18' prov.	C-6.1



Main Gate District Design Standard Compliance Hub at Tucson II

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 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.
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 LOW-E GLASS BETTER THAN THE MINIMUM REQUIREMENT PER THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC). (Ref. C-16-12)
 - 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. ARCHITECTURAL ELEMENTS SUCH AS BALCONIES, ETC. SHALL BE USED TO ENHANCE THE ARCHITECTURAL STYLE OF THE BUILDING. (Ref. C-19.l)
 - Complies; See renderings and first floor plan
4. 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
5. DOORS AT PRIMARY PEDESTRIAN ENTRANCES MUST BE SHADED OR PROTECTED FROM THE WEATHER. (Ref. C-19.y)
 - Complies; See renderings and plans.
6. GLAZING SHALL BE LOW-E AND SHALL ALLOW A VISUAL CONNECTION THROUGH EITHER SIDE OF THE WINDOW. (Ref. C-19.AF)
7. 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.



The Hub on Tyndall Avenue Tucson, Arizona

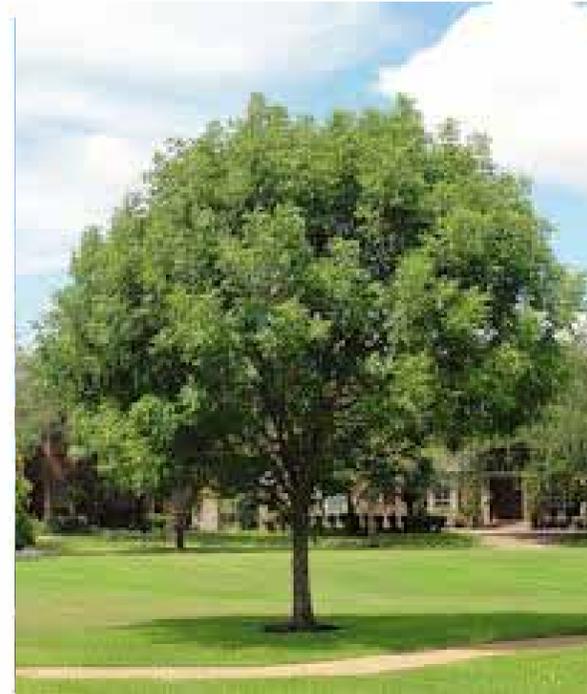
Plant Material Options

*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 on Tyndall Avenue 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 williardiiana*



*Texas Mountain Laurel
Sophora secundiflora*



The Hub on Tyndall Avenue 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 on Tyndall Avenue Tucson, Arizona

Terrace Gardens

Accent Plants



Artichoke Agave
Agave Parryi parryi

Century Plant
Agave americana

Century Plant Variegated
Agave americana marginata

Desert Spoon
Dasyliirion wheeleri, texanum

Cereus/Pachycereus species

Giant Yucca
Hesperaloe funifera

Lady's Slipper
Pedilanthus macrocarpus

Red Yucca
Hesperaloe parviflora perpa 'Brakelights'



Questions

