

VINT & ASSOCIATES ARCHITECTS

312 East Sixth Street Tucson, AZ 85705

tel. 520.882.5232 fax 520.882.5449

www.vintarchitects.net

bob@vintarchitects.net

MEMO

DATE: AUGUST 31, 2016

RE: HPZ 14-20

REQUEST FOR A CHANGE TO AN APPROVED DESIGN PACKAGE

PROPOSED EUCLID AVE. HOTEL

714 N. EUCLID AVE. TUCSON, AZ

TO: MS. CAROLYN LAURIE, PRINCIPAL PLANNER

CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT

201 N. STONE AVE. TUCSON, AZ 85701

Dear Carolyn:

Thank you for your recent email, and as discussed at our meeting of Friday morning June 24, 2016, I am submitting this Request for a Change to an Approved Design Package pertaining to HPZ-14-20 as follows:

My client (714 Tucson LLC) has brought in Marriott Residence Inn as the hotelier to operate the Euclid Ave. Hotel. Residence Inn is an extended-stay type hotel, requiring larger rooms than a standard hotel (standard rooms are 14 ft. wide, while Residence Inn rooms are 20 ft. wide on average). Thus the project requires a different interior arrangement. We have adapted the floor plan to accommodate this programmatic change, while endeavoring to maintain the essence of the exterior appearance as approved per HPZ 14-20.

We therefore request the following change to address this evolution of the design:

Previously, with the standard hotel use, we had 10 rooms @ 14 ft. wide each along the principal extent of the west side of the design, with a 10 ft. offset connecting to three more 14 ft. wide rooms at the northwest corner of the site, equaling a total of 13 rooms per floor facing West University Neighborhood.

We now propose 7 extended-stay single rooms @ 20 ft. along the principal extent, with the same 10 ft. offset connecting to one extended-stay double room (the equivalent of 2-BR) at the northwest corner, for the equivalent total of 9 rooms per floor facing the neighborhood.

In order to stay consistent with the previously approved west elevation, we propose to maintain the beveled façade at the west. With fewer rooms across the west, the bevels are shallower, owing to the wider room dimension.

I submit that the proposed change is **(1) as equivalent as practical to the approved feature**, in that the exterior appearance of the hotel is largely unchanged on primary public exposure facing West University Neighborhood.

The north, south and east elevations also reflect the new interior arrangement, as illustrated on the attached revised elevations (I have included the previously approved elevations as well for comparison).

I further submit that the proposed change is **(2) an improvement to the approved feature**, in that the proposed change results in a less intense land use at the western exposure facing the neighborhood: where the original design had (13 rms./flr. X 3 flrs.) = 39 rooms facing the neighborhood, the current proposed change has (9 rms./floor X 3 flrs.) = 27 rooms total facing the neighborhood. This represents a reduction of $12/39 = 30\%$ reduction in intensity of land use vis-a-vis West University Neighborhood.

I also maintain that the requested change is **(3) a reasonable response to unforeseen conditions**. Initially the hotel was designed for a standard hotel function, with typical 14 ft. wide rooms. With changing market conditions and the emergent interest of the Marriott Residence Inn in operating this development, it was necessary for the design to evolve within the approved building envelope. Through design, we have been able to achieve the necessary number of rooms to make this a viable project, while staying within the height and setback requirements of the Main Gate District overlay, as illustrated in the attached cross-section. We propose to maintain the same material and color palette as previously approved (buff-colored brick at the ground floor level & covered walkway relating to the historic Geronimo Hotel, with terra-cotta metal panels above).

Attached please find black & white prints illustrating the requested change in our Approved Design Package:

01. Site Plan/Ground Floor Plan
02. Parking Plenum Plan
03. Floor plans - 2nd to 6th
04. Elevations - West, South, East, North
05. Room types and location
06. Cross Section
07. Program and square footage information

The drawings are submitted in black and white for comparison to the previously approved design. I've also attached 11 X 17 color-rendered versions of the elevations that are I believe more legible. We submit that the proposed revision and transition to Marriott Residence Inn / extended stay represents an unsubstantial change to the Approved Design Package. Thank you for your attention, and please contact me should you require further information.

Sincerely,



Bob Vint
Architect



APPLICATION

Case Number _____

Date Accepted: _____

PROPERTY LOCATION INFORMATION

Property Development (Project) Name (IF APPLICABLE): 7ONE4 LLC

Property Address: 714 N. EUCLID AVE, TUCSON AZ 85719

Applicable Area/Neighborhood/Overlay: MAIN GATE / W. UNIVERSITY NEIGHBORHOOD

Zoning: MAIN GATE URBAN OVERLAY DISTRICT ZONE
124-05-0430 - BUELLS N 45' LOT 1 + N 45' LOT 2 + N 45' W 5' LOT 3 & C
W 10' LOT 1 BLK 5

Legal Description: 124-05-0440 to 124-05-0470 ATTACHED HERewith.

Pima County Tax Parcel Number/s: 124-05-0430, 124-05-0440, 124-05-0450,
124-05-0460, 124-05-0470

Site and Building Area (sq ft): 27,750SF (.64A)/163,581 GSF - incl basement, Floors 1-6.

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME: Bob Vint, Architect

ADDRESS: 312 E. 6TH STREET, TUCSON AZ 85702

PHONE: (520) 882-5232

FAX: (520) 882-5449

EMAIL: bob@vintarchitects.net

PROPERTY OWNER NAME (If ownership in escrow, please note): 7ONE4 LLC

PHONE: (520) - 882-5232

FAX: (520) 882-5449

PROJECT TYPE (check all that apply):

New building on vacant land

New addition to existing building

Change of use to existing building

New building on developed land

Other

Related Permitted Activity Number(s): HPZ-14-20

DESCRIPTION OF USE: HOTEL/RETAIL

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

Robert W. Vint

SIGNATURE OF OWNER/APPLICANT

9/25/16

Date

PARCEL INFORMATION

Owner:

7ONE4 TUCSON LLC
5117 N 81ST STREET
SCOTTSDALE, AZ 85250-7325

Owner: Stewart Smith

Property Address

714 N. Euclid Ave,
Tucson AZ 85719

124-05-0430- BUELLS N45' LOT 1 & N45' LOT 2 & N45' W5' LOT 3 EXC W10' LOT 1 BLK 5

124-05-0440- BUELLS S43' N88' LOTS 1 & 2 & W5' S43' N88' LOT 3 BLK 5

124-05-0450- BUELLS S100' LOT 1 & S100' W10' LOT 2 BLK 5

124-05-0460- BUELLS E40' S100' LOT 2 BLK 5

124-05-0470- BUELLS S100' & E45' N88' LOT 3 BLK 5

PROPOSED HOTEL/RETAIL MIXED-USE INFILL DEVELOPMENT @ EUCLID & 4TH ST./MAIN GATE DISTRICT

AREAS (Note: all areas listed in Gross Square Feet including wall thicknesses)

SITE = 27,750 SF = .64 A

BASEMENT/AREA

Mechanical/storage 16,941 SF

GROUND FLOOR USES/AREAS:

RETAIL = 9,250 SF

HOTEL LOBBY = 4,200 SF

KITCHEN = 860 SF

OFFICES = 630 SF

RESTROOMS = 490 SF

PARKING = 6,500 SF

ELECTRIC RM = 120 SF

VERTICAL CIRC. = 1,230 GSF

LOADING DOCK = 650 GSF

ARCADE = 1,850 GSF

RECYCLE TRASH = 470 SF

TOTAL AREA = 26,250 GROSS SF

PARKING PLENUM AREA:

TOTAL AREA = 26,440 SF

2ND FLOOR USES/AREAS:

HOTEL ROOMS = 15,800 SF (30 ROOMS)

CONFERENCE = 2,885 SF

CIRCULATION = 4,150 SF

VERTICAL CIRC. = 485 SF

RESTROOMS = 380 SF

HOSP. SERVICE = 480 SF

TOTAL AREA = 23,560 SF

COURTYARD = 3,185 SF

26,745 GROSS SF

3RD FLOOR USES/AREAS:

HOTEL ROOMS = 17,965 SF (36 ROOMS)

CIRCULATION = 4,150 SF

VERTICAL CIRC. = 485 SF

HOSP. SERVICE = 960 SF

TOTAL AREA = 23,560 SF

4TH FLOOR USES/AREAS:

HOTEL ROOMS = 17,310 SF (34 ROOMS)

CIRCULATION = 4,150 SF

VERTICAL CIRC. = 485 SF

MECH/POOL = 485 SF

HOSP. SERVICE = 1130 SF

TOTAL AREA = 23,560 SF

ROOF TERRACE:

PAVED TERRACE =	6,485 SF (INC. 650 SF POOL)
PLANTED AREA =	3,755 SF
TOTAL AREA =	10,240 SF

5TH FLOOR USES/AREAS:

HOTEL ROOMS =	8,850 SF (19 ROOMS)
CIRCULATION =	2,410 SF
VERTICAL CIRC. =	485 SF
RESTROOMS =	185 SF
BAR =	300 SF
FITNESS ROOM =	670 SF
HOSP. SERVICE =	465 SF
TOTAL AREA =	13,365 SF

6THFLOOR USES/AREAS:

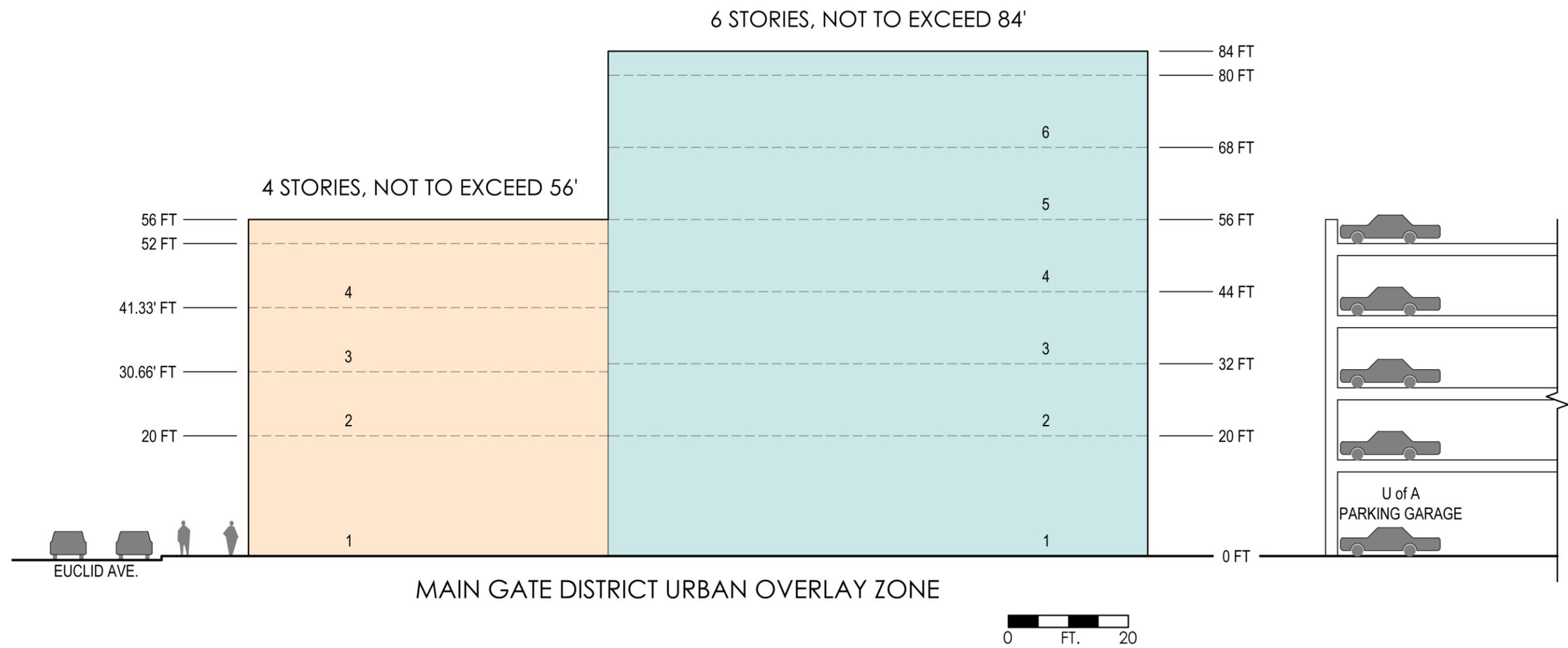
HOTEL ROOMS =	9,970 SF (21 ROOMS)
CIRCULATION =	2,410 SF
VERTICAL CIRC. =	485 SF
HOSP. SERVICE =	500 SF
TOTAL AREA =	13,365 SF

BUILDING TOTALS - USES/AREAS:

HOTEL ROOMS =	69,895 SF (140 ROOMS)
RETAIL =	9,250 SF
HOTEL LOBBY =	4,200 SF
CONFERENCE =	2,885 SF
COURTYARD =	3,185 SF
ROOF TERRACE =	10,240 SF
PARKING =	32,750 SF
CIRCULATION =	17,270 SF
VERTICAL CIRC. =	3,655 SF
ADMIN. =	4,460 SF (OFFICES, KITCHEN, SERVICES)
RESTROOMS =	1,055 SF
AMENITIES =	970 SF (FITNESS ROOM, BAR)
MECH./ELEC. =	605 SF
HOSP. SERVICE =	3,535 SF
BASEMENT =	16,941 SF
TOTAL AREA =	160,396 SF
	163,581 GROSS SF

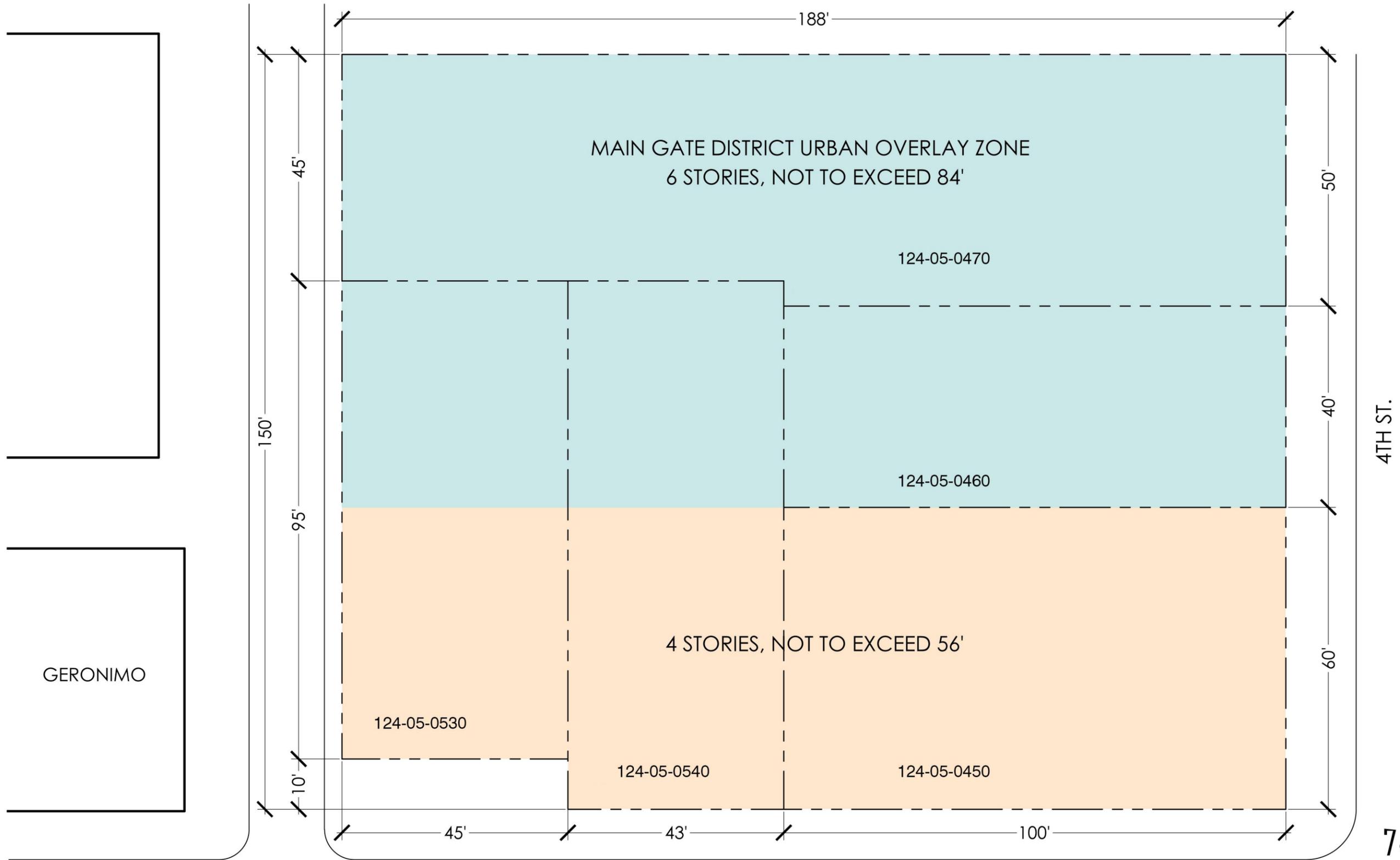
ROOM COUNTS:

112	One Bed Suites
21	Two Bed Suites
+ 7	Double Suite (2BR)
140	TOTAL ROOMS



714 N. EUCLID AVE. - MID-RISE MIXED-USE

PEDESTRIAN PATH



GERONIMO

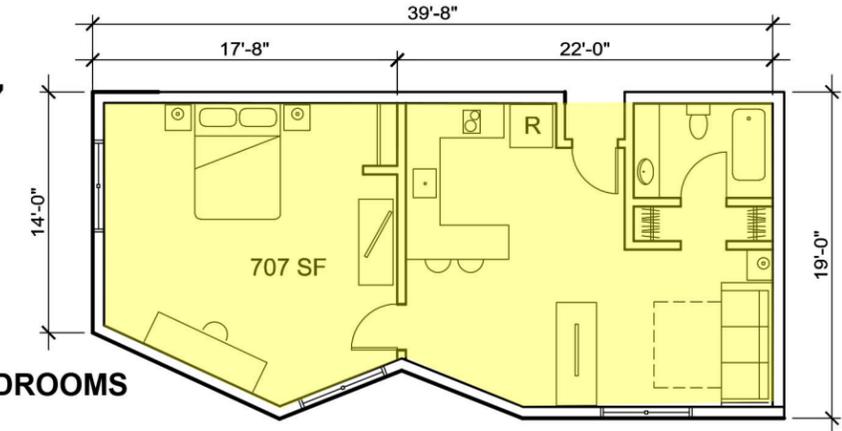
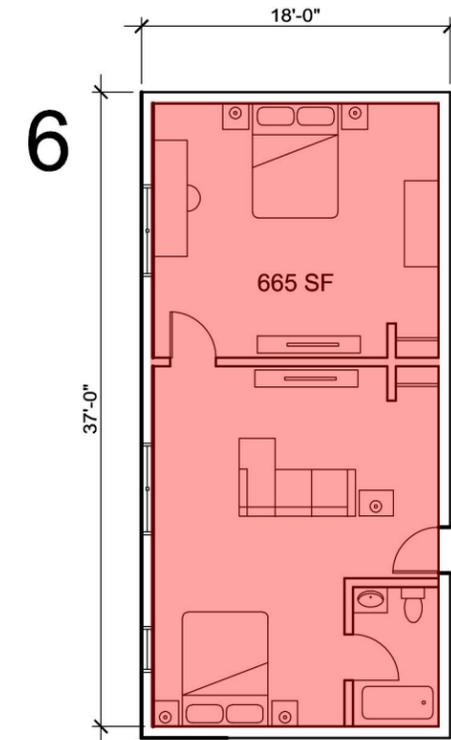
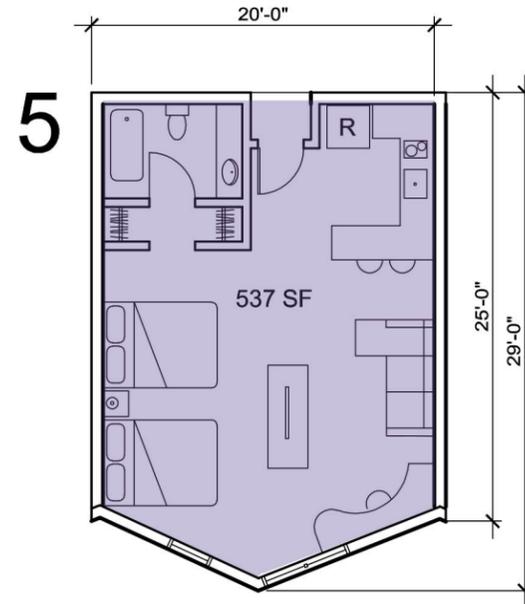
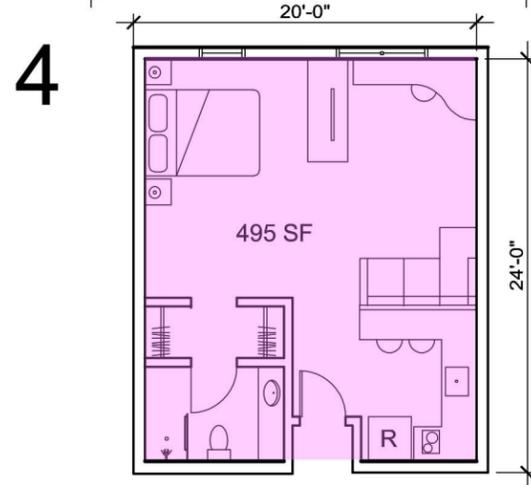
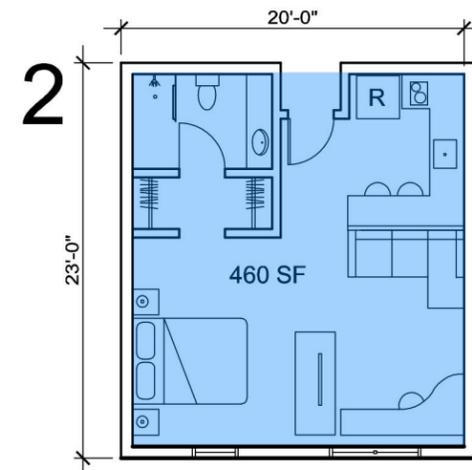
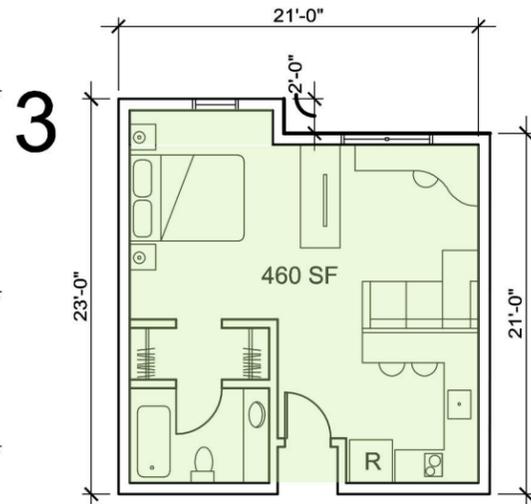
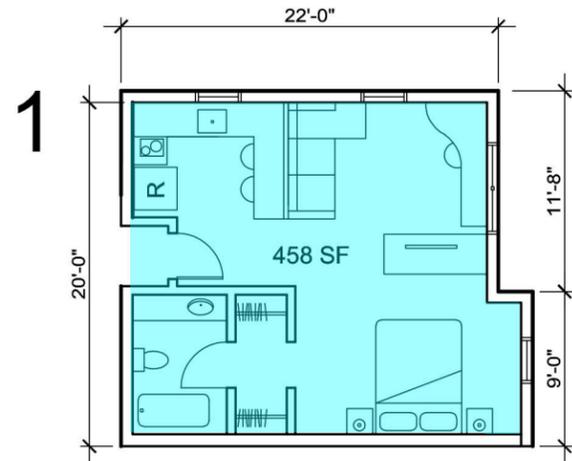
7●ONE●4, LLC

EUCLID AVE.



VINT & ASSOCIATES ARCHITECTS, INC.
312 E. 6th St. Tucson AZ 85705

ROOM TYPES



SUITE - ONE BED ROOM

TYPE 1	20' x 22'	456 SF
TYPE 2	20' x 23'	460 SF
TYPE 3	21' x 23'	458 SF
TYPE 4	20' x 24'	495 SF

LEGEND

- TYPE 1 SUITE ONE BED ROOM
- TYPE 2
- TYPE 3
- TYPE 4
- TYPE 5 SUITE TWO BED ROOM
- TYPE 6 DOUBLE SUITE - TWO BEDROOMS
- TYPE 7

SUITE - TWO BED ROOM

TYPE 5	20' x 25'	537 SF
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DOUBLE SUITE - TWO BEDROOMS

TYPE 6	18' x 37'	665 SF
TYPE 7	19' x 39'-8"	707 SF

○ TYPICAL ROOM FLOOR PLANS
scale 3/32" = 1'

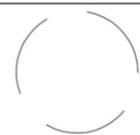


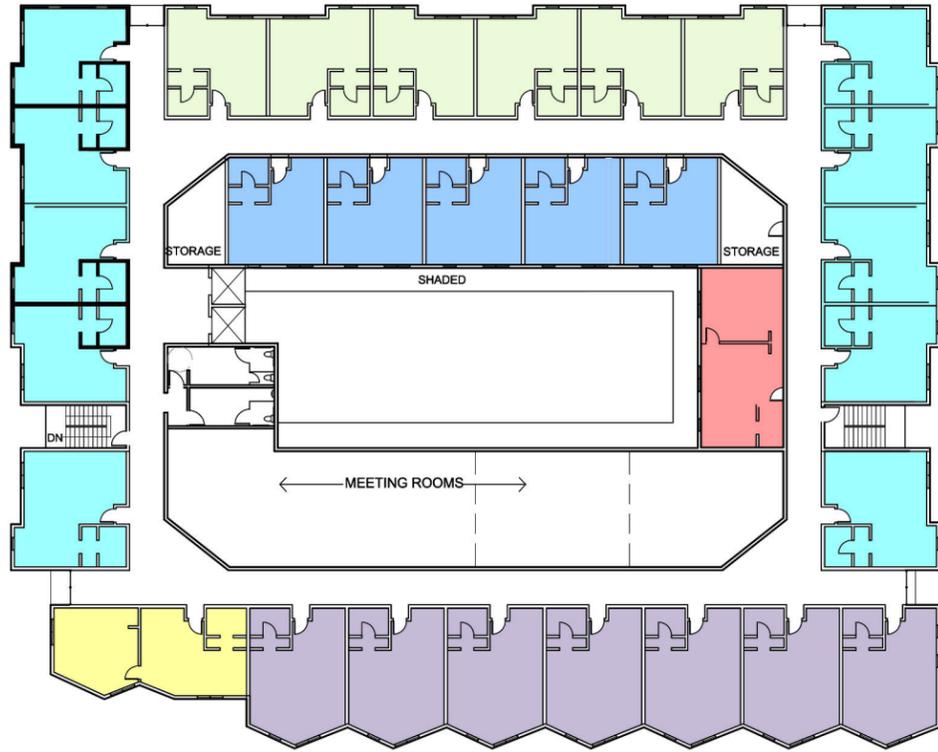
HOTEL EUCLID ~ 2013.12

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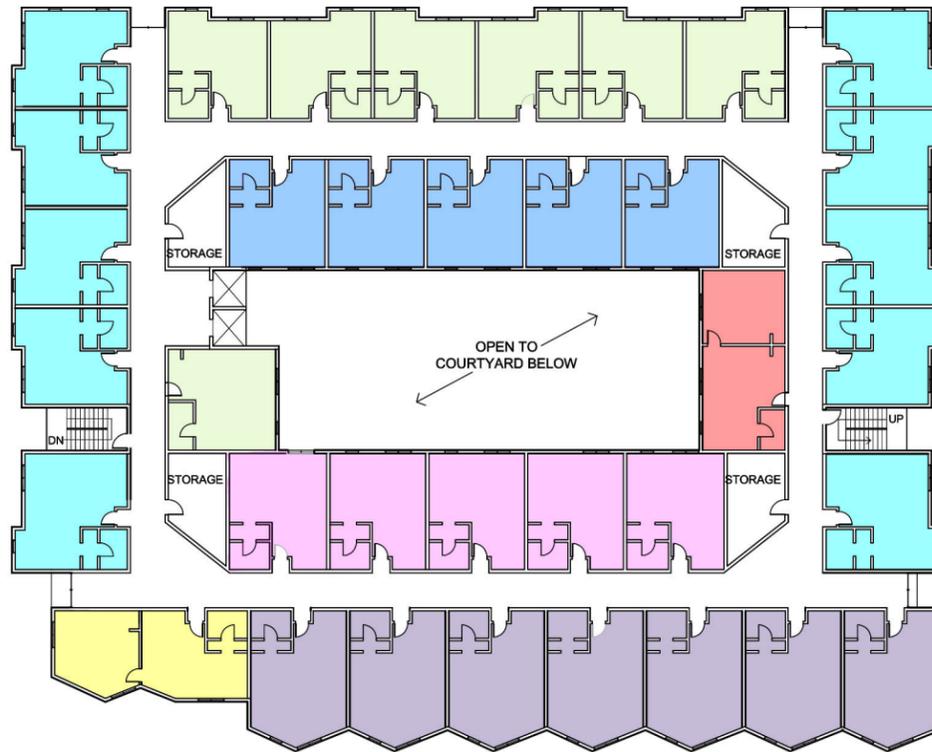
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Revisions:
By Date:

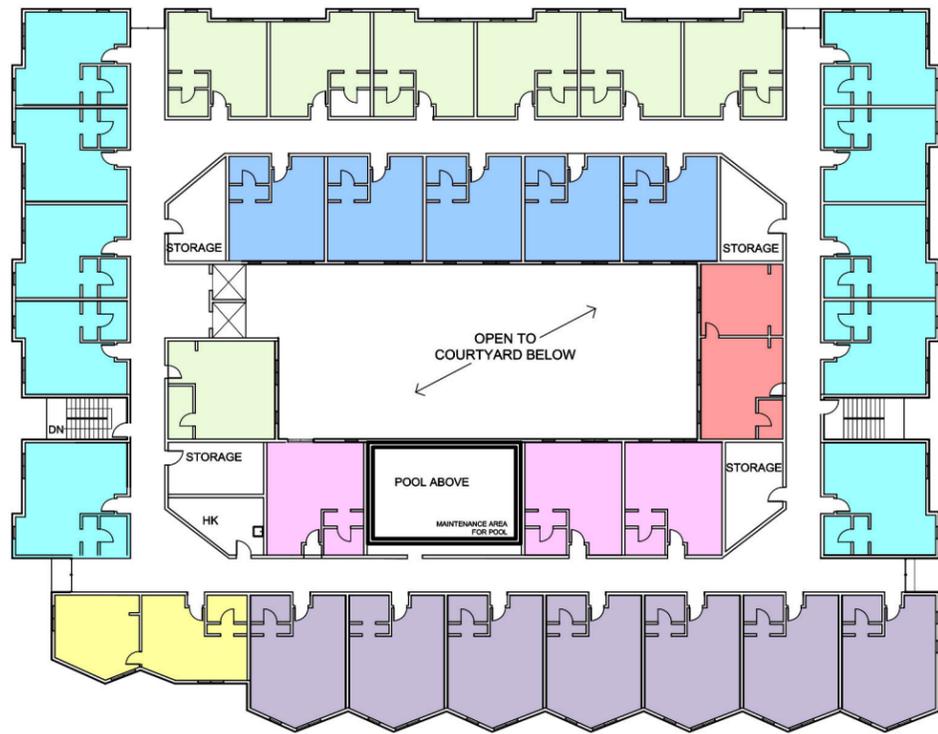




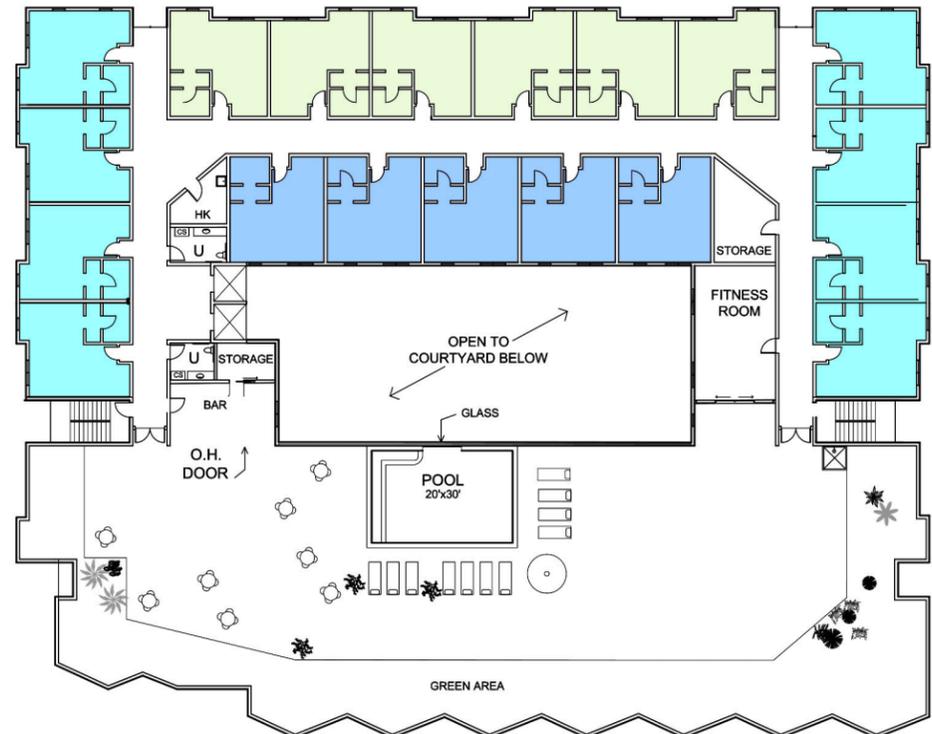
2ND FLOOR



3RD FLOOR



4TH FLOOR



5TH FLOOR



6TH FLOOR

ROOM TYPES

LEGEND

- TYPE 1 SUITE ONE BED ROOM
- TYPE 2
- TYPE 3
- TYPE 4
- TYPE 5 SUITE TWO BED ROOM
- TYPE 6 DOUBLE SUITE - TWO BEDROOMS
- TYPE 7

2ND FLOOR - 30 ROOMS

21 ONE BED ROOMS, 7 TWO BED ROOMS, 2 DOUBLE SUITES

3RD FLOOR - 36 ROOMS

27 ONE BED ROOMS, 7 TWO BED ROOMS, 2 DOUBLE SUITES

4TH FLOOR - 34 ROOMS

25 ONE BED ROOMS, 7 TWO BED ROOMS, 2 DOUBLE SUITES

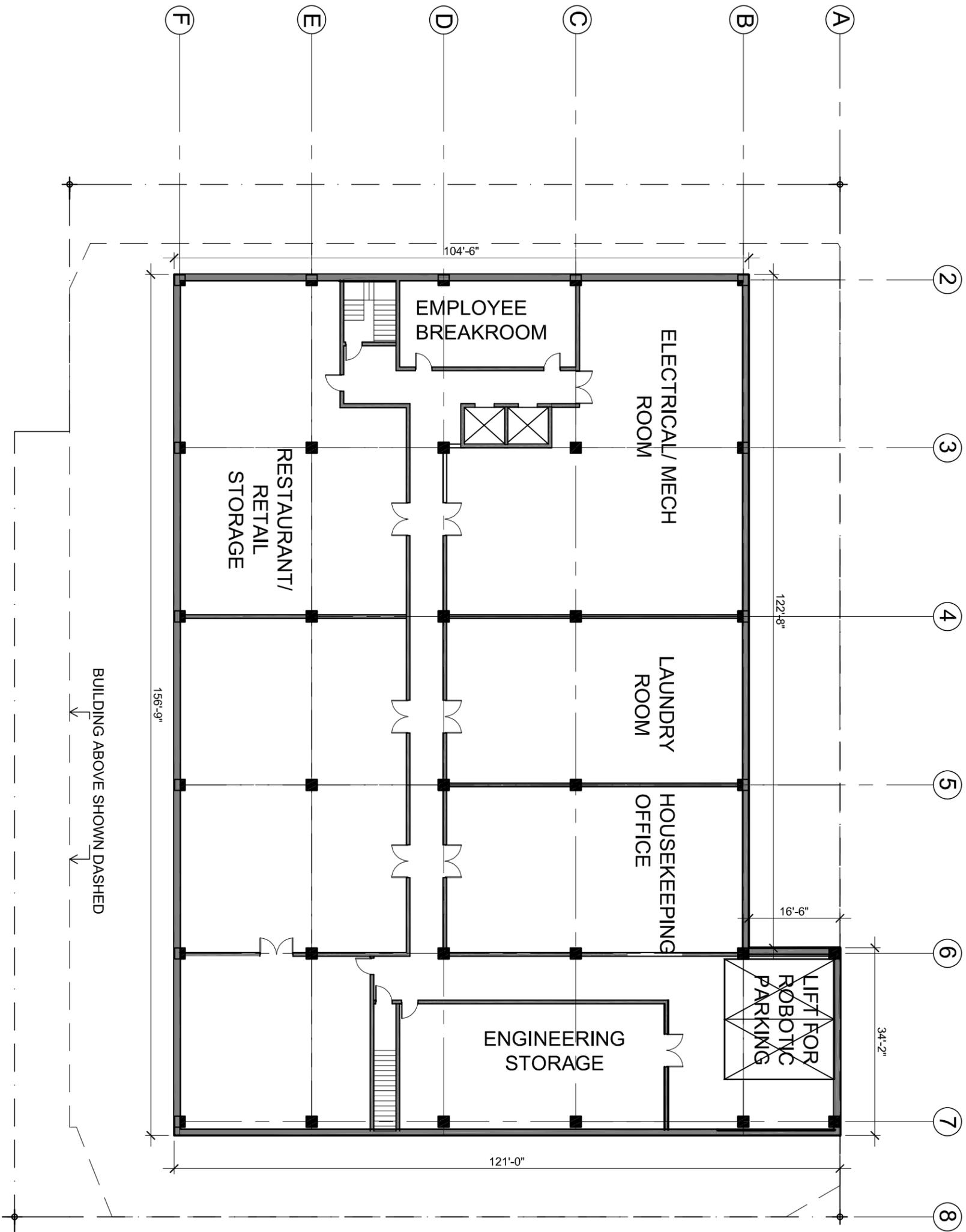
5TH FLOOR - 19 ROOMS

19 ONE BED ROOMS

6TH FLOOR - 21 ROOMS

20 ONE BED ROOMS, ONE DOUBLE SUITE

TOTAL 140 ROOMS



FLOOR PLAN - BASEMENT
 scale 1" = 20'

HOTEL EUCLID ~ 2013.12

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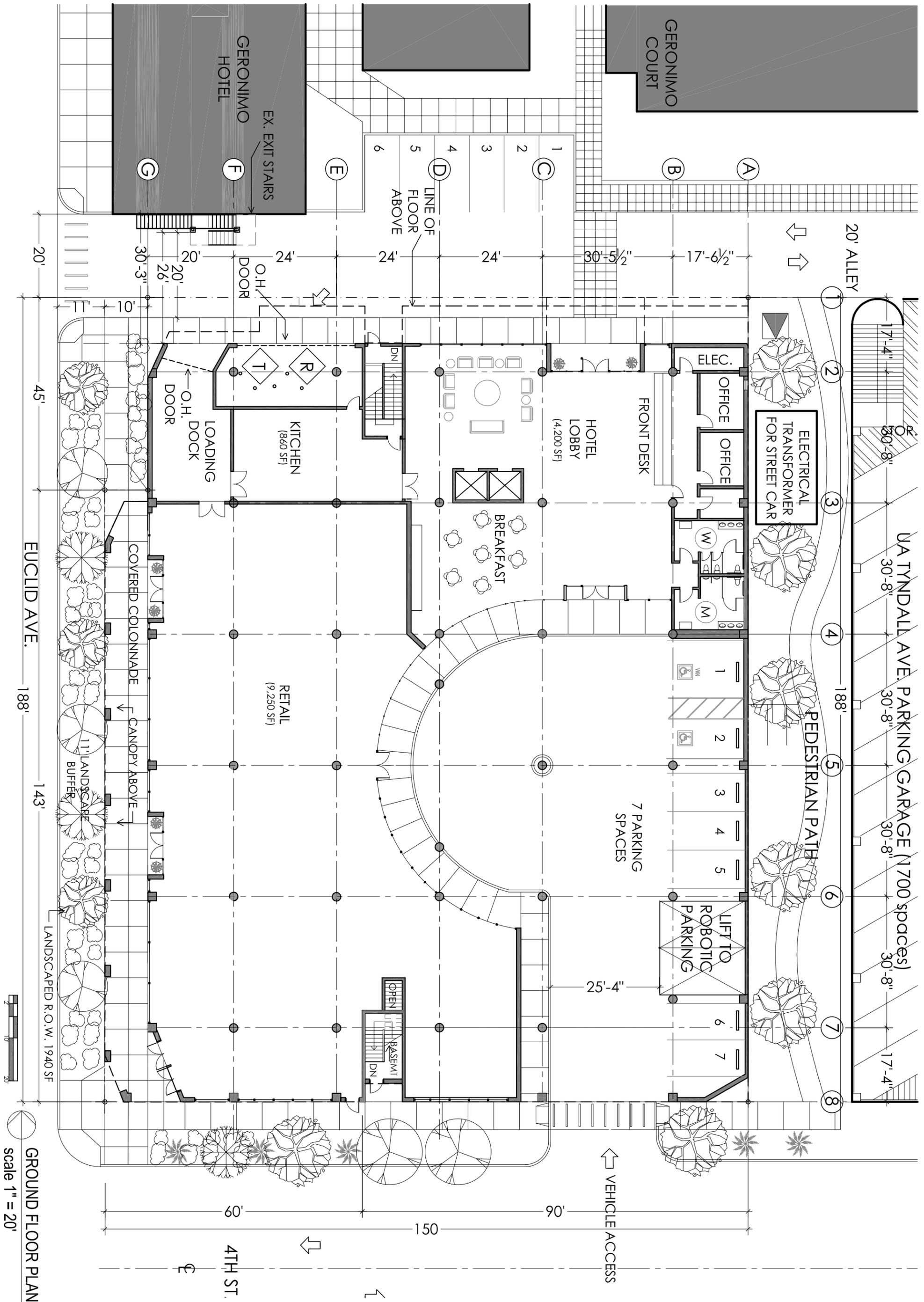


Date: 8.17.18
 Scale: As Shown
 Drawn by: ADG

Revisions:
 By: Date:

FLOOR PLAN-
 BASEMENT

A1.0



GROUND FLOOR PLAN
scale 1" = 20'

FLOOR PLAN-
GROUND
A1.1

Revisions:	
By	Date

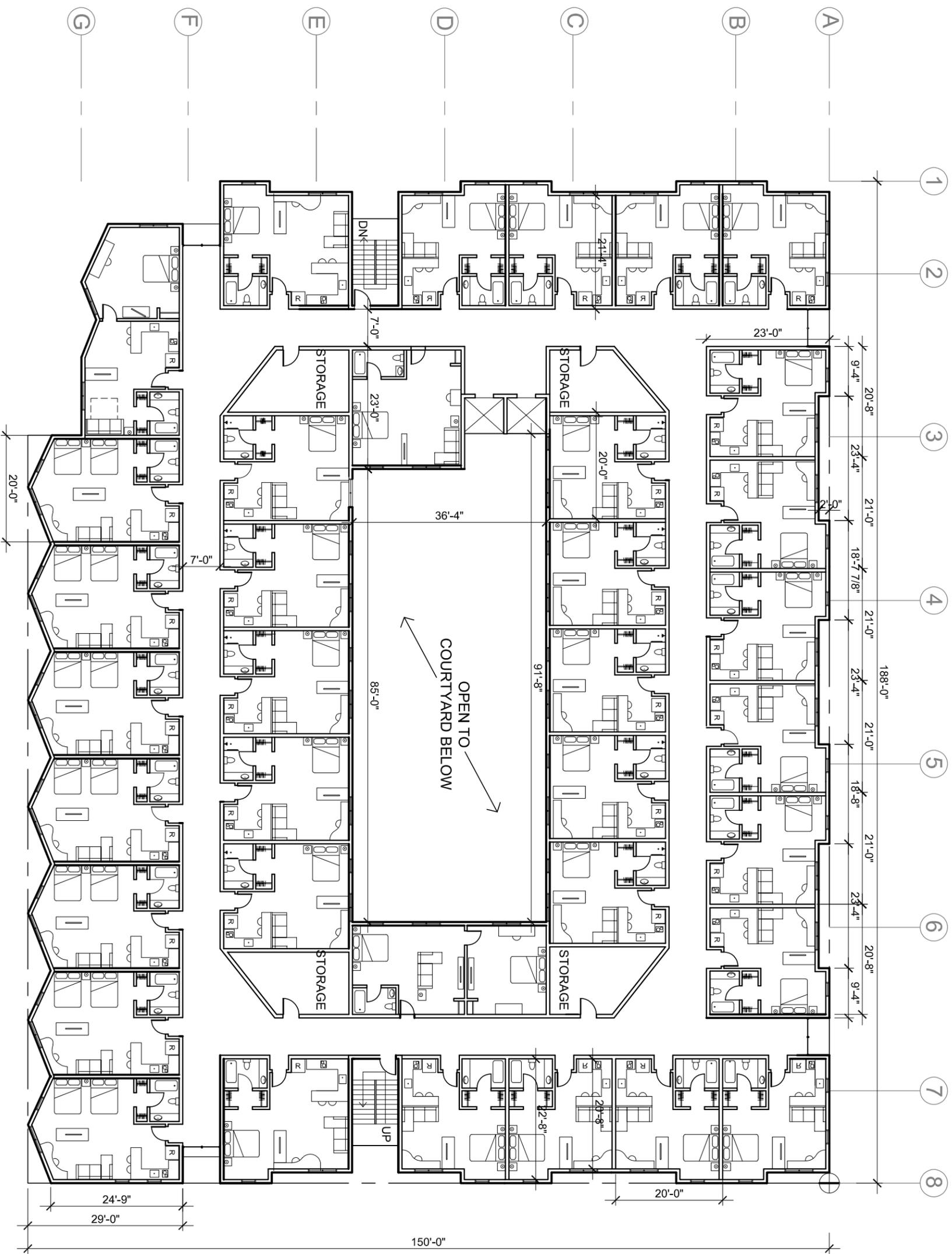
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HOTEL EUCLID ~ 2013.12

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FLOOR PLAN - THIRD
 scale 1" = 20'

HOTEL EUCLID ~ 2013.12

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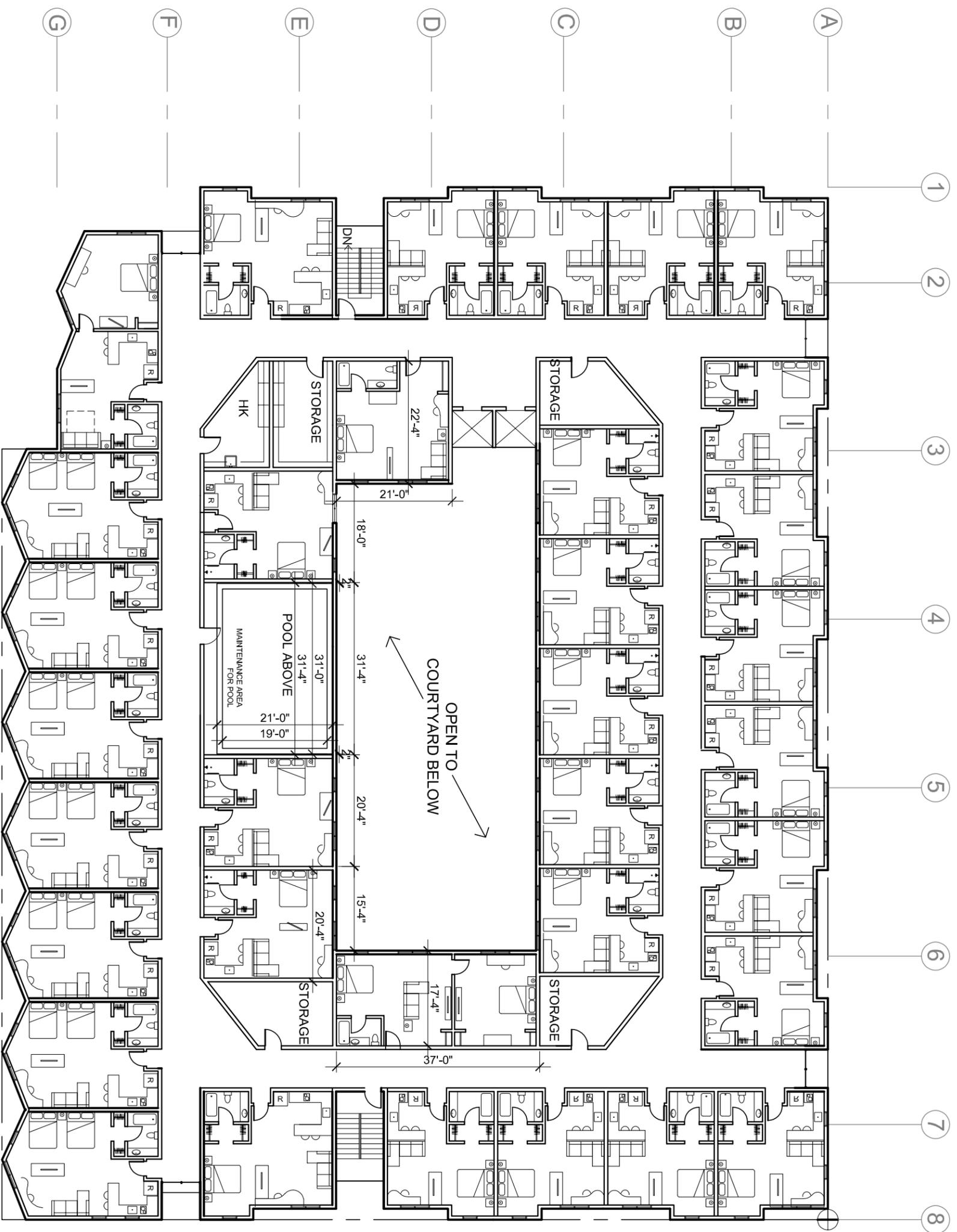


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 Drawn by: KDC

Revisions:
 By: _____
 Date: _____

FLOOR PLAN -
 THIRD

A1.4



FLOOR PLAN - FOURTH
 Scale 1" = 20'

HOTEL EUCLID ~ 2013.12

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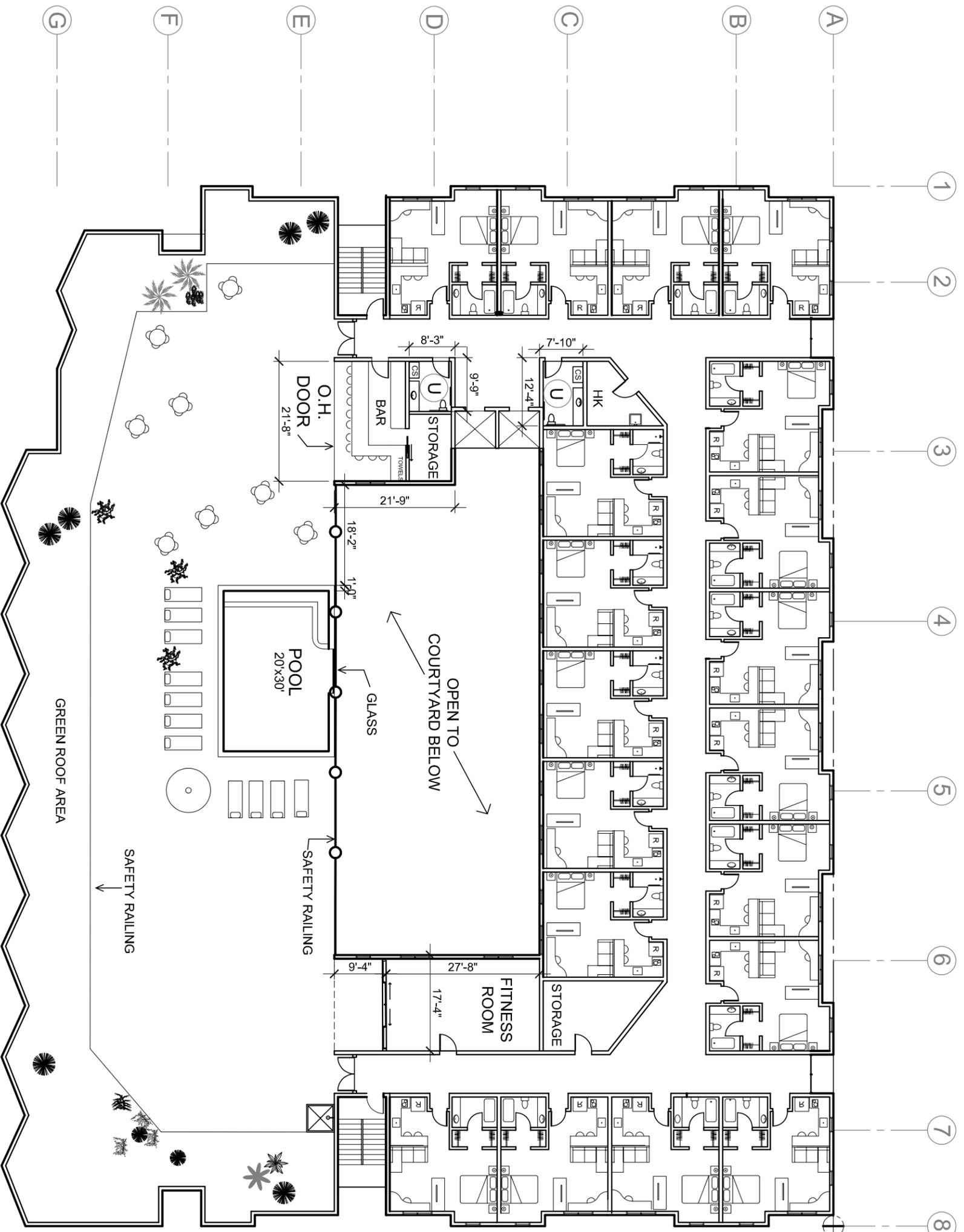


Date: 8.17.16
 Scale: As Noted
 Drawn by: KDC

Revisions:
 By: _____
 Date: _____

FLOOR PLAN -
 FOURTH

A1.5



5TH FLOOR PLAN
scale 1" = 20'

HOTEL EUCLID ~ 2013.12

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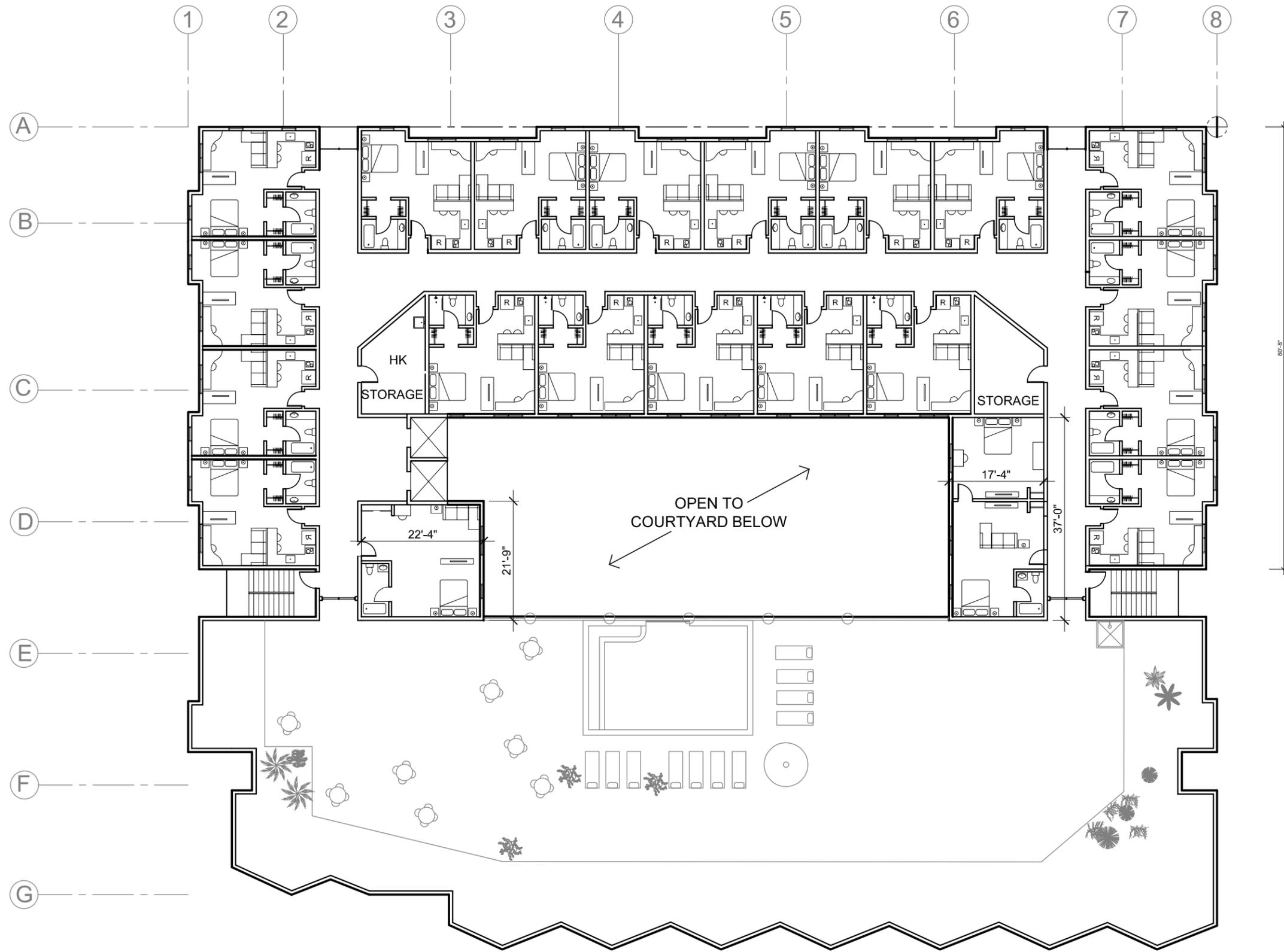


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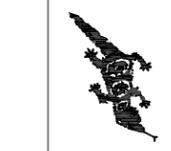
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By: _____
Date: _____

5TH FLOOR PLAN

A1.6



FLOOR PLAN - SIXTH
 scale 1" = 20'



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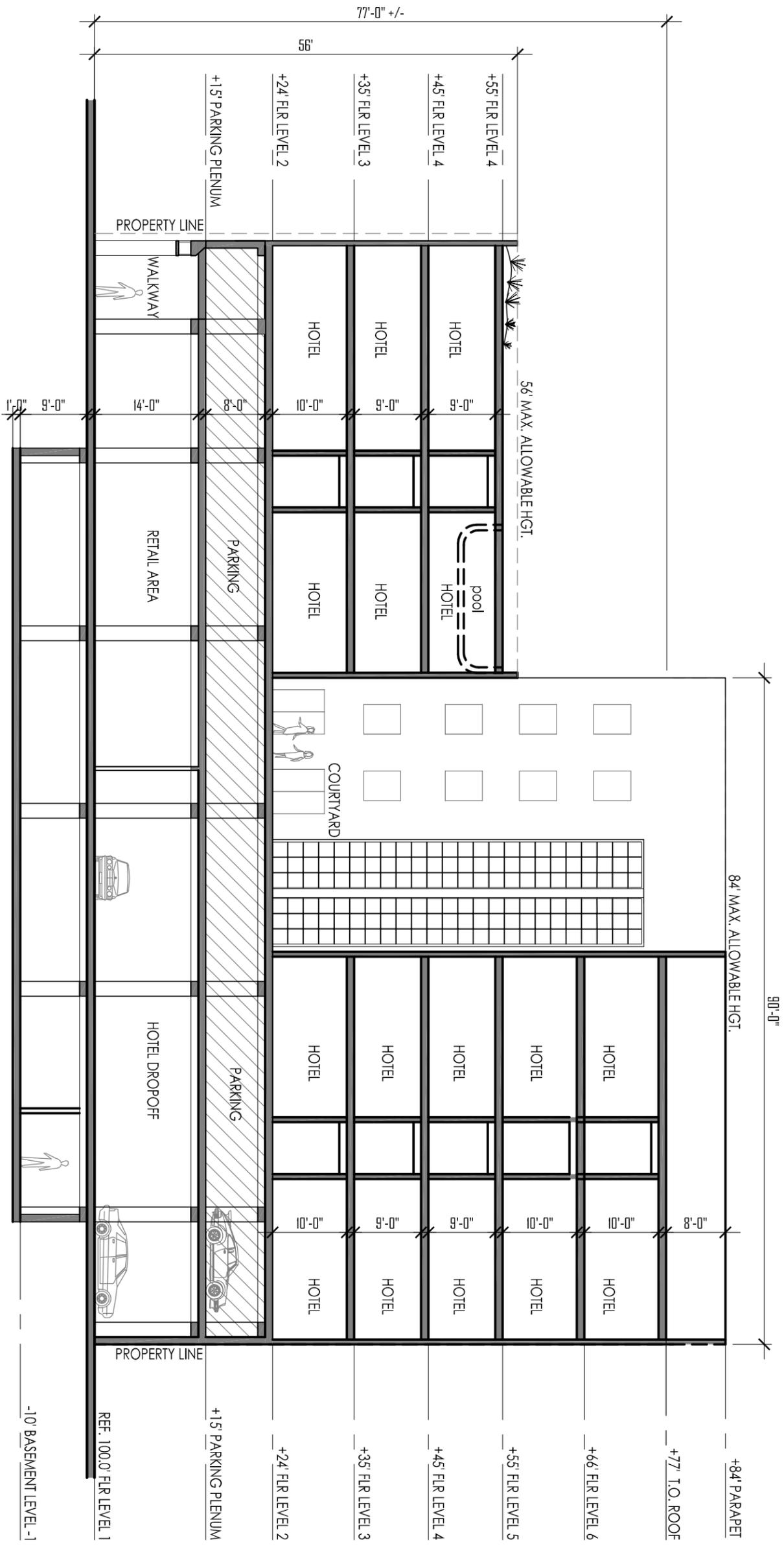
Date: 8.17.16
 Scale: As Noted
 Drawn by: KDC

Revisions:
 By Date:



FLOOR PLAN - SIXTH

A1.7



SECTION
 scale 1/16" = 1'-0"

HOTEL EUCLID ~ 2013.12

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Date: 8.17.18
 Scale: As Shown
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 By: _____
 Date: _____

SECTION

A4.1



Date: 8.25.16
 Scale: As Noted
 Drawn by: KC

Revisions:
 By: _____ Date: _____



ELEVATION
 WEST



COVERED ARCADE

GERONIMO
 HOTEL

KEYNOTES

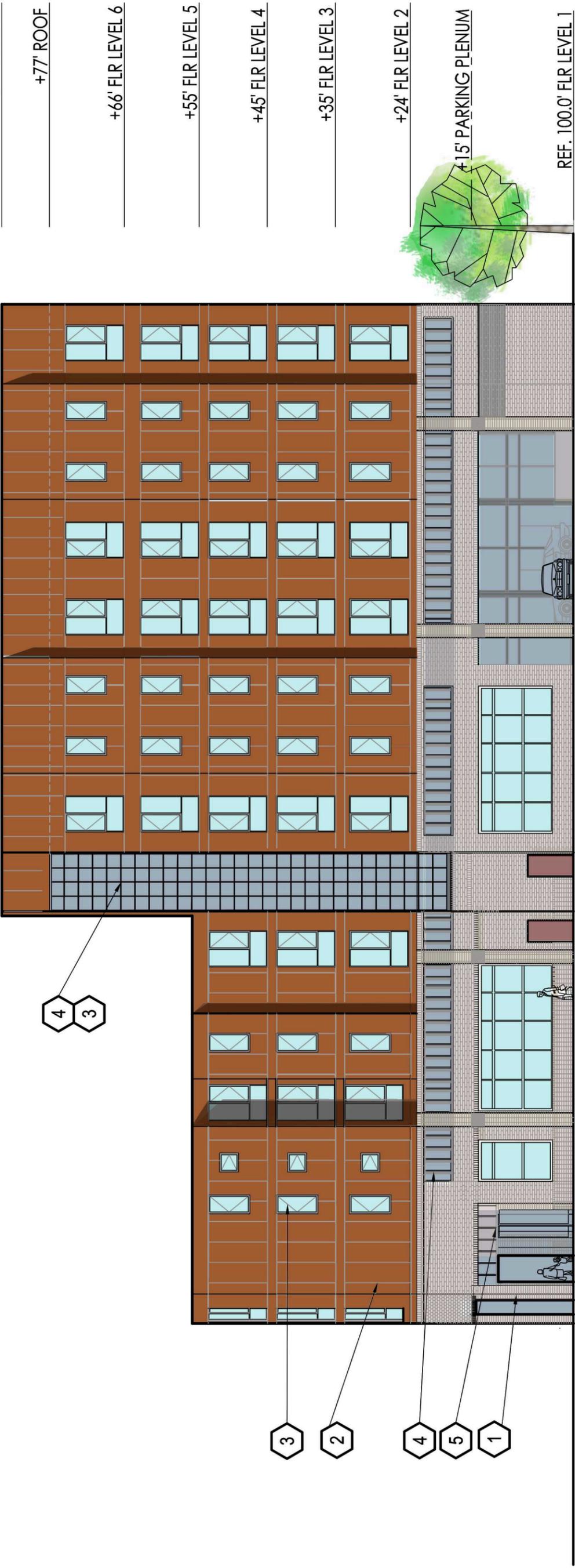
1. FACE BRICK ON CONCRETE FRAME
2. PRE-FIN. INSULATING METAL PANEL ON STEEL FRAMING
3. INSULATING GLASS
4. PRE-FIN. METAL SUNSCREEN/ LOUVRE
5. COMPATIBLE SIGNAGE SYSTEM

WEST ELEVATION
 scale 1/16" = 1'

4
 3

3
 2

4
 5
 1



+84' PARAPET

+77' ROOF

+66' FLR LEVEL 6

+55' FLR LEVEL 5

+45' FLR LEVEL 4

+35' FLR LEVEL 3

+24' FLR LEVEL 2

+15' PARKING PLENUM

REF. 100.0' FLR LEVEL 1

4
3

3
2
4
5
1

KEYNOTES

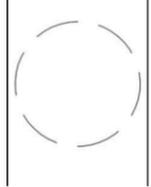
1. FACE BRICK ON CONCRETE FRAME
2. PRE-FIN. INSULATING METAL PANEL ON STEEL FRAMING
3. INSULATING GLASS
4. PRE-FIN. METAL SUNSCREEN/ LOUVRE
5. COMPATIBLE SIGNAGE SYSTEM

SOUTH ELEVATION

scale 1/16" = 1'

Date: 7.13.16
Scale: As Noted
Drawn by: KC

Revisions:
By: _____
Date: _____



ELEVATION -
SOUTH

A5.2





+84' PARAPET
+77' ROOF
+66' FLR LEVEL 6
+55' FLR LEVEL 5
+45' FLR LEVEL 4
+35' FLR LEVEL 3
+24' FLR LEVEL 2
+15' PARKING PLENUM
REF. 100.0' FLR LEVEL 1

KEYNOTES

1. FACE BRICK ON CONCRETE FRAME
2. PRE-FIN. INSULATING METAL PANEL ON STEEL FRAMING
3. INSULATING GLASS
4. PRE-FIN. METAL SUNSCREEN/ LOUVRE
5. COMPATIBLE SIGNAGE SYSTEM

NORTH ELEVATION

scale 1/16" = 1'

Date: 7.13.16
 Scale: As Noted
 Drawn By: JRC

Revisions:
 By: _____
 Date: _____



ELEVATION -
 NORTH

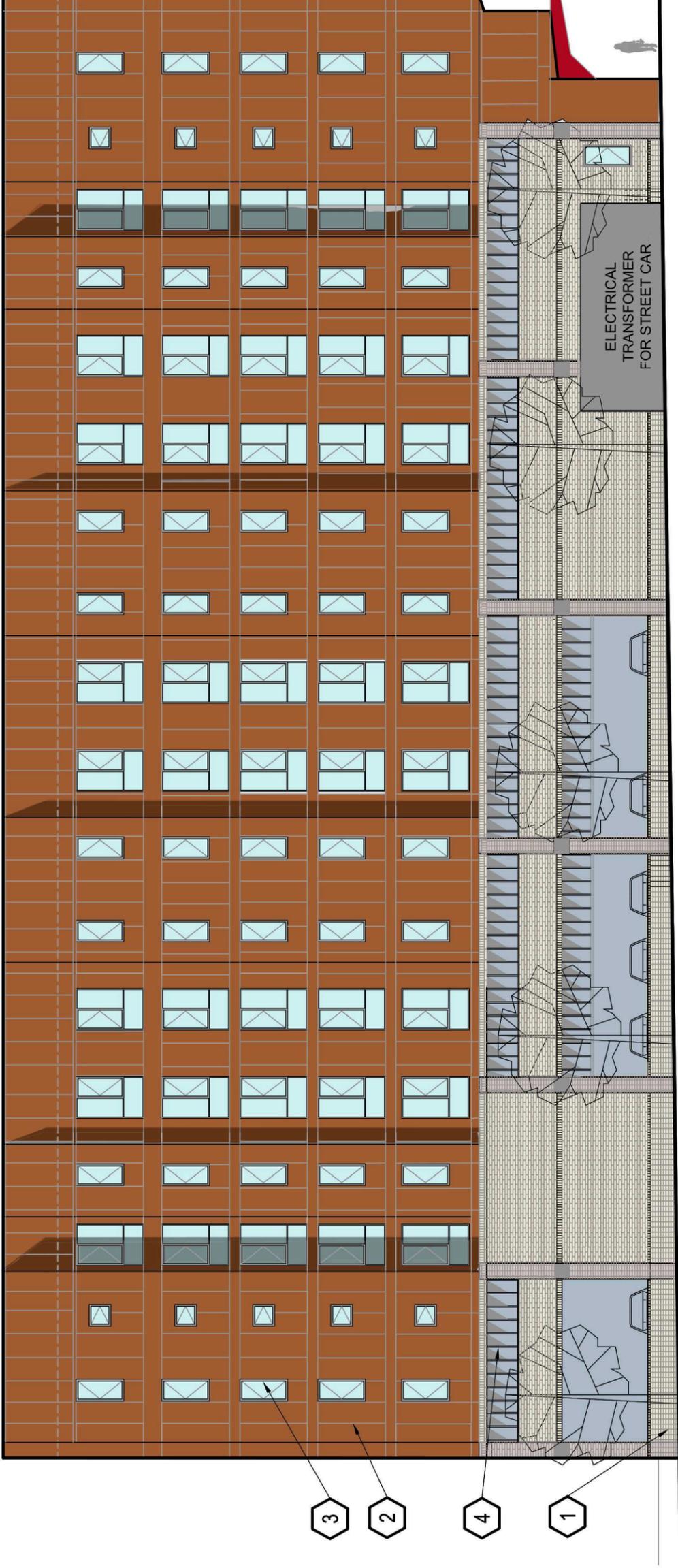
A5.4

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+84' PARAPET
 +77' ROOF
 +66' FLR LEVEL 6
 +55' FLR LEVEL 5
 +45' FLR LEVEL 4
 +35' FLR LEVEL 3
 +24' FLR LEVEL 2
 +15' PARKING PLENUM
 REF. 100.0' FLR LEVEL 1

KEYNOTES

1. FACE BRICK ON CONCRETE FRAME
2. PRE-FIN. INSULATING METAL PANEL ON STEEL FRAMING
3. INSULATING GLASS
4. PRE-FIN. METAL SUNSCREEN/ LOUVRE
5. COMPATIBLE SIGNAGE SYSTEM

EAST ELEVATION

scale 1/16" = 1'

Date: 7.13.16
 Scale: As Noted
 Drawn by: KC

Revisions:
 By: Date:



ELEVATION
 EAST

A5.3



GERONIMO
HOTEL



WEST ELEVATION
scale 1/16" = 1'

- KEYNOTES**
1. FACE BRICK ON CONCRETE FRAME
 2. PRE-FIN. INSULATING METAL PANEL ON STEEL FRAMING
 3. INSULATING GLASS
 4. PRE-FIN. METAL SUNSCREEN/ LOUVRE
 5. COMPATIBLE SIGNAGE SYSTEM



+84' T.O. PARAPET
+77' ROOF
+66' FLR LEVEL 6
+55' FLR LEVEL 5
+45' FLR LEVEL 4
+35' FLR LEVEL 3
+24' FLR LEVEL 2
+15' PARKING PLENUM
REF. 100.0' FLR LEVEL 1
4TH ST.

HOTEL EUCLID ~ 2013.12

VINT & ASSOCIATES ARCHITECTS

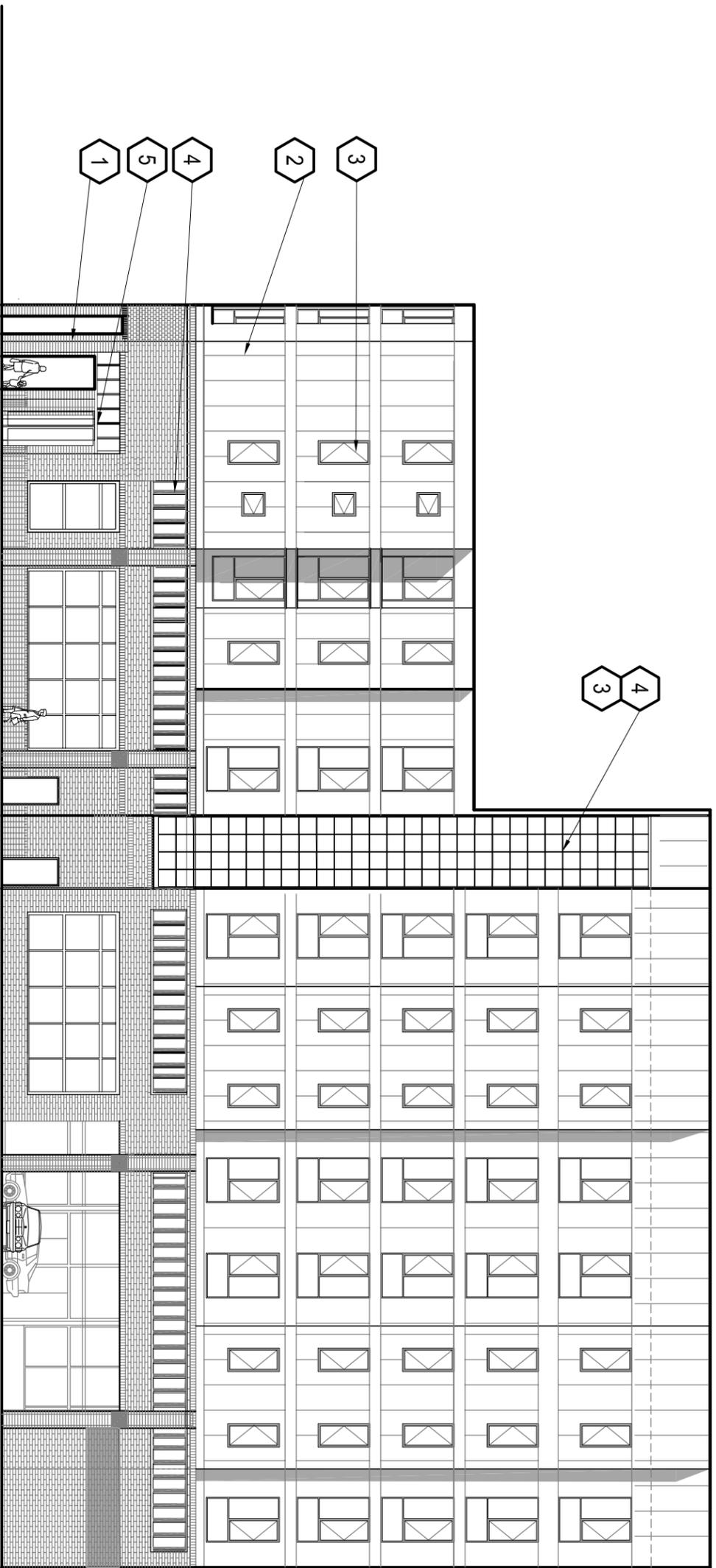
312 E. 6th St. Tucson AZ 85705 P.O. Box 648 Tucson, AZ 85702 P. (520) 882-5232 F. (520) 882-5449



ELEVATION
WEST

A5.1

Revisions:
By: _____ Date: _____
Date: 8.25.16
Scale: As Noted
Drawn by: KC
By: _____ Date: _____



4
3

3
2

4
5
1

+84' PARAPET

+77' ROOF

+66' FLR LEVEL 6

+55' FLR LEVEL 5

+45' FLR LEVEL 4

+35' FLR LEVEL 3

+24' FLR LEVEL 2

+15' PARKING PLENUM

REF. 100.0' FLR LEVEL 1

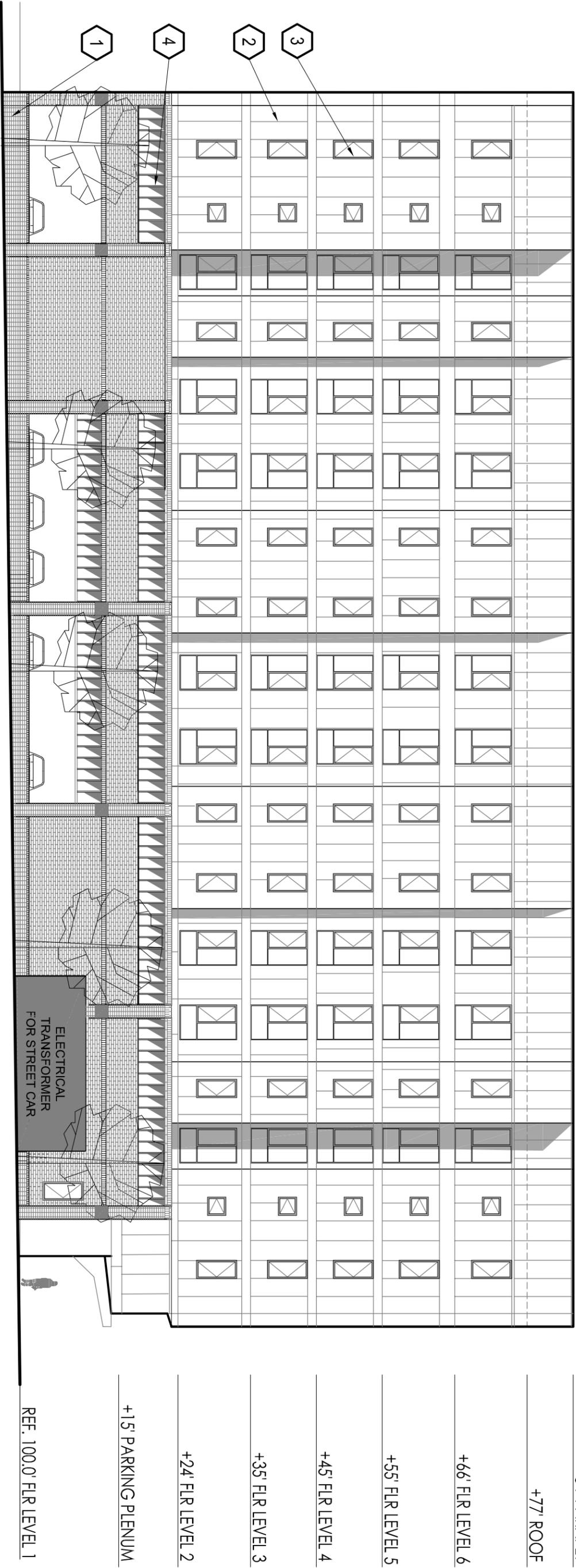
KEYNOTES

1. FACE BRICK ON CONCRETE FRAME
2. PRE-FIN. INSULATING METAL PANEL ON STEEL FRAMING
3. INSULATING GLASS
4. PRE-FIN. METAL SUNSCREEN/ LOUVRE
5. COMPATIBLE SIGNAGE SYSTEM

SOUTH ELEVATION

Scale 1/16" = 1'





EAST ELEVATION

Scale 1/16" = 1'

- KEYNOTES**
1. FACE BRICK ON CONCRETE FRAME
 2. PRE-FIN. INSULATING METAL PANEL ON STEEL FRAMING
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REF. 100.0' FLR LEVEL 1

HOTEL EUCLID ~ 2013.12

VINT & ASSOCIATES ARCHITECTS

312 E. 6th St. Tucson AZ 85705 P.O. Box 648 Tucson, AZ 85702 P. (520) 882-5232 F. (520)882-5449



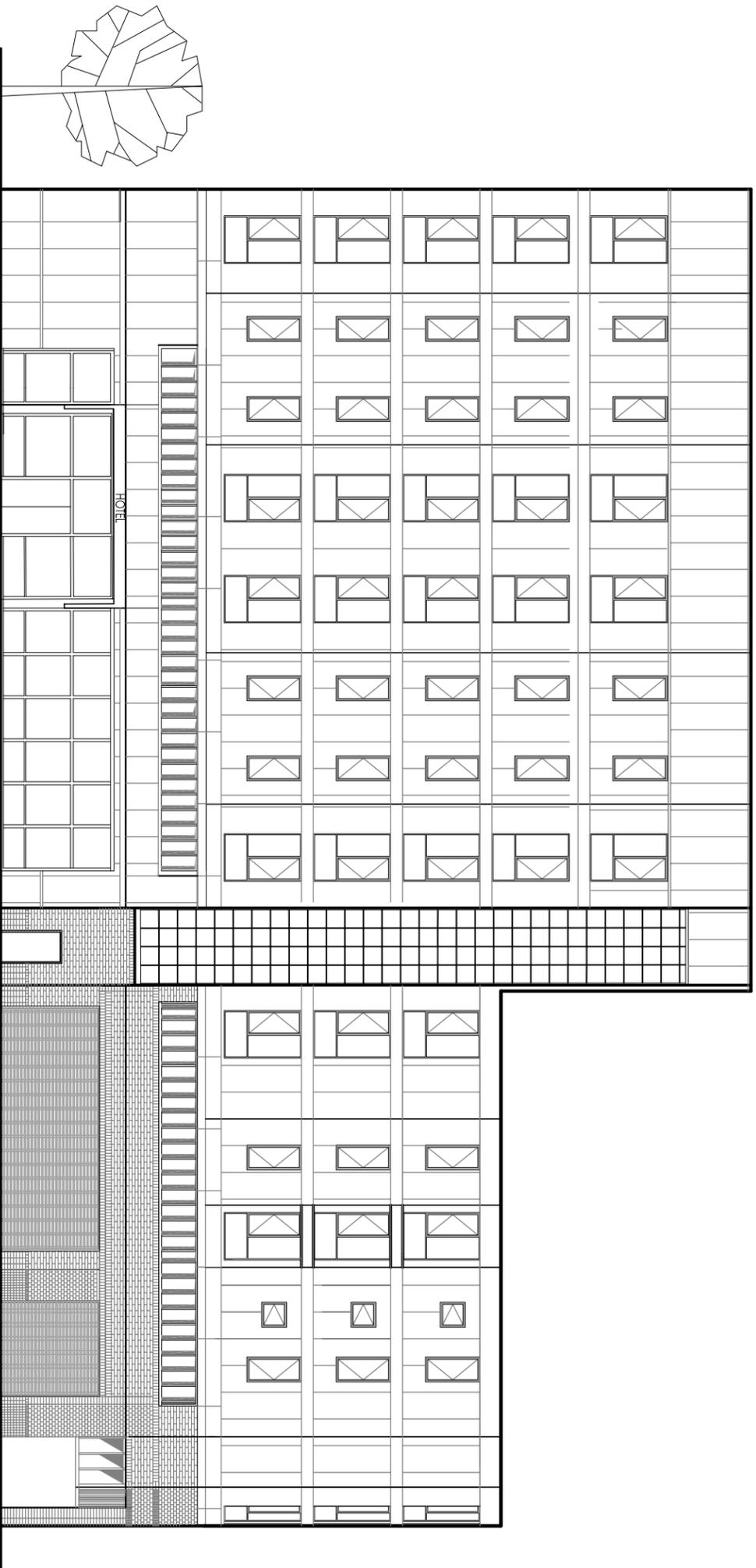
Date: 7.13.18
Scale: As Noted
Drawn by: KC

Revisions:
By: Date:



ELEVATION
EAST

A5.3



NORTH ELEVATION

Scale 1/16" = 1'

- +84' PARAPET
- +77' ROOF
- +66' FLR LEVEL 6
- +55' FLR LEVEL 5
- +45' FLR LEVEL 4
- +35' FLR LEVEL 3
- +24' FLR LEVEL 2
- +15' PARKING PLENUM
- REF. 100.0' FLR LEVEL 1

HOTEL EUCLID ~ 2013.12

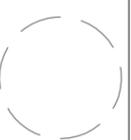
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Date: 7.13.18
Scale: As Noted
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Revisions:
By: _____
Date: _____



ELEVATION -
NORTH

A5.4