



LAW OFFICES OF

Lazarus, Silvyn & Bangs, P.C.

A PROFESSIONAL CORPORATION

December 8, 2014

Mr. Frank Dillon
City of Tucson Lead Planner
Planning & Development Services
201 N. Stone Ave., 3rd Floor
Tucson, AZ 85701

Re: Design Review Committee Submission – Changes to Hub II Approved Design

Dear Frank:

Thank you and Rick Gonzalez for meeting with me, Rory Juneman and the Core Campus (“Core”) team on November 21, 2014, to discuss the modifications to the proposed project at 1023 N. Tyndall (the “Property” or “Project”). As you know, Core recently completed the City’s Development Package review process for the Property and is moving from the design phase into the construction phase. Through this process, there have been modifications that impact the external design as it was approved by the Design Review Committee (“DRC”) on June 9, 2014, and July 8, 2014. As we discussed in our meeting, while the individual impact of each modification is not substantial and is intended to improve the design, the cumulative impact of the changes are such that staff recommends Core present these to the DRC.

The Property’s design changes were the result of several factors. The City required modifications to the Property during the Development Package review, such as relocation of utilities and the loading area, which resulted in modifications of the certain facades. Core worked to maintain the overall materials palette during this process. In addition, there have been recent behavior issues related to balconies on other projects. As a proactive measure, Core has made some changes to assist in regulating the balconies and regulating noise: Core has removed 10 balconies and relocated the pool to a more controlled environment. Other owner-driven changes were made to improve the overall design, such as altering rooftop mechanical screening.

Enclosed is a complete package of the proposed changes. We will bring copies of these materials and a materials board to the December 15th DRC meeting for the members. Please let us know if there is any additional information needed. As always, thank you for your time and assistance with this project.

Sincerely,

A handwritten signature in blue ink that reads 'Keri Silvyn'. The signature is fluid and cursive, with the first name 'Keri' and last name 'Silvyn' clearly distinguishable.

Keri L. Silvyn, Esq.
Attachment

cc: Rick Gonzalez

Jeff Zelisko, Antunovich Associates