

THE HUB AT TUCSON III

820 - 840 EAST SPEEDWAY



CORE

MAIN GATE DESIGN REVIEW COMMITTEE
MEETING NO. 2, OCTOBER 3, 2017

Follow-up items from DRC Meeting 1:

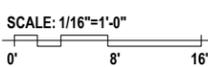
- **Speedway streetscape - improve pedestrian experience and shade.**
- **Transformer corner - integrate with Speedway street-level facade.**
- **Streetscape lighting along Speedway & Tyndall.**
- **West facade - mitigation of impacts on western properties.**
- **Historic properties - provide context, perspective, and architectural elements**

ADJACENT PROPERTY

ADJACENT PROPERTY



1/16" = 1'-0"



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Rendering Building View-1

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Night Rendering Building View-13

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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.





RETAIL WINDOWS MULLION
LINE CORRESPOND WITH
EXISTING HOME WINDOWS

ALIGNED BUILDING ELEMENTS