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DESIGN PROFESSIONAL

January 29, 2015

PROJECT: COT CDRC DP12-0186  
THE HUB AT TUCSON 2  
1023 NORTH TYNDALL AVENUE  
MAIN GATE DISTRICT/AREA 1  
OVERLAY

SUBJECT:  
HUB 2 DESIGN PACKAGE APPROVED JUNE 9, 2014

This City of Tucson (COT) Design Professional has reviewed the Design Package for the HUB II located at 1011 North Tyndall Avenue in Area 1 of the Main Gate District (MGD) Urban Overlay Zone. Pursuant to provisions of Section B-2 and D-5 of the Main Gate Urban Overlay District Ordinance (Ordinance No. 11015), the Design Package has been **APPROVED**.

Please refer to the approved Design Package and DRC Legal Action Reports attached to this letter. The approved HUB II Design Package includes the following:

- June 9<sup>th</sup> presentation excerpts attached to this letter (18 pages total):
  - The Hub at Tucson II – Cover Sheet (May 27, 2014)
  - Rendering Street View – page 24
  - Rendering Street View 2 – page 25
  - Proposed East Elevation (color) – page 26
  - Proposed East Elevation (mono-chromatic) – page 27
  - Proposed North Elevation (color) – page 28
  - Proposed North Elevation (mono-chromatic) – page 29
  - Proposed West Elevation (color) – page 30
  - Proposed West Elevation (mono-chromatic) – page 31
  - Proposed South Elevation (color) – page 32
  - Proposed South Elevation (mono-chromatic) – page 33
  - Materials Board – page 41
  - Site Zoning Analysis – page 55
  - MGD Design Standard Compliance – page 58
  - Proposed Terrace Garden Shrubs and Groundcover – page 59
  - Proposed Terrace Garden Accent Plants – page 60

SUPPLEMENT REQUEST 1:  
A REQUEST TO SUPPLEMENT THE JUNE 9, 2014 DRC DECISION ON CONDITIONS WAS SET FORTH REGARDING STUCCO ON WEST FAÇADE AND TINDELL FRONTAGE GARAGE MATERIAL FINISHES CONNECTING PHASE I AND II.

The DRC approved the HUB II Architectural Design but requested modifications to the west façade stucco colors and material finish modifications amended to read as follows:

1. The west façade area with the lighter stucco needs to be modified to offer more architectural relief/color to the stucco walls.
2. The architectural stucco element along the Tyndall frontage between the

Phase I and the townhouses near the garage door needs to be refined with a more durable material and better transition from Phase I to Phase II along the Tyndall frontage.

The DRC assigned a Sub-committee to review the applicant responses to the above supplement request 1 on July 8<sup>th</sup> 2014.

#### HUB 2 DESIGN PACKAGE APPROVED SUPPLEMENT JULY 8, 2014

The following supplements to the Design Package Items are attached to this letter:

- July 8<sup>th</sup> supplement presentation excerpts attached to this letter (18 pages total):
  - Page 1 of Supplemental Presentation
    - Revised Submission Cover sheet dated July 8, 2014 (upper half of page)
  - Page 2 of Supplemental Presentation
    - Proposed East Elevation dated July 8, 2014 (color rendering 3 on the lower half of the page) to replace earlier approved Proposed East Elevation dated May 27, 2014 (color rendering 26 on the upper half of the page).
  - Page 3 of Supplemental Presentation
    - Proposed East Elevation dated July 8<sup>th</sup>, 2014 (mono-chromatic 4 on the upper half of the page).
  - Page 4 of Supplemental Presentation
    - Proposed West Elevation OPTION 1, dated July 8, 2014 (color rendering 7 on the lower half of the page)
  - Page 5 of Supplemental Presentation
    - Proposed West Elevation OPTION 1, dated July 8, 2014 (mono-chromatic rendering 8 on the upper half of the page)

Further, we request the Applicant to provide continued evidence of consistency with the above approved concept drawings at the completion of the Construction Documents Package. Therefore, we will require technical representations of the approved concept drawings with the information listed below:

1. *Building Elevations* – North, south, west and east sides in their final state as approved; scaled; dimensioned; material and finish schedule; See #3, #4, and #5
2. *Building Height and Massing* – Show the building height and elevations showing all sides, the bulk reduction, and the projections and recessions of the building; this can be provided in an axonometric diagram. This can include notes from item #6.
3. *Fenestration Pattern* – By elevations show the approved window locations, their color and any other general description information;
4. *Building Materials* – Materials used on the building elevations, the colors, and the brand of the materials. May include brick, stucco, metals and other types of materials;
5. *Building Colors* – The location of the colors by elevation, their names and brands;
6. *Special Architectural Features* – Features may include balconies, extended roofs, unique projections or recessions, special landscaping on the building and other similar features not covered by one of the elements above;
7. *Streetscapes* – Landscaping plan, shading plan, pavement colors, furniture and lighting structures. These exhibits shall be in conformance with the most current City of Tucson Streetscape Design Manual or Policy;

## HUB 2 DESIGN PACKAGE APPROVED SUPPLEMENT AUGUST 18, 2014

The following supplements to the Design Package Items are attached to this letter:

- August 18<sup>th</sup> supplement presentation excerpts attached to this letter (28 pages total):
  - Page 4 of Supplemental Presentation
    - Proposed East Elevation, dated August 18, 2014 (color rendering 4 with 29 referenced keynotes).
    - Proposed East Elevation, dated August 18, 2014 (mono-chromatic rendering 5 with 29 referenced keynotes).
    - Proposed North Elevation, dated August 18, 2014 (color rendering 6 with 29 referenced keynotes).
    - Proposed North Elevation, dated August 18, 2014 (mono-chromatic rendering 7 with 29 referenced keynotes).
    - Proposed West Elevation, dated August 18, 2014 (color rendering 8 with 29 referenced keynotes).
    - Proposed West Elevation, dated August 18, 2014 (mono-chromatic rendering 9 with 29 referenced keynotes).
    - Proposed South Elevation, dated August 18, 2014 (color rendering 10 with 29 referenced keynotes).
    - Proposed South Elevation, dated August 18, 2014 (mono-chromatic rendering 11 with 29 referenced keynotes).
    - Proposed Site Zoning Analysis, dated August 18, 2014 (Spreadsheet 12).
    - Proposed MGD Compliance, dated August 18, 2014 (Specification Sheet 13).
    - Proposed Planting Material at Grade, dated August 18, 2014 (Plant photos and descriptions Sheet 14).
    - Proposed Terrace Garden Trees, dated August 18, 2014 (Plant photos and descriptions Sheet 15).
    - Proposed Terrace Garden Shrubs and Groundcover, dated August 18, 2014 (Plant photos and descriptions Sheet 16).
    - Proposed Terrace Garden Access Plants, dated August 18, 2014 (Plant photos and descriptions Sheet 17).
    - Proposed Landscaping Street Plan, dated August 18, 2014 (Partial Floor Plan Sheet 18).
    - Proposed Landscaping Level 2 Podium Plan, dated August 18, 2014 (Landscape Plan and Schedules Sheet 19).
    - Proposed Landscaping Level 2 Podium Plan, dated August 18, 2014 (Landscape Plan and Schedules Sheet 20).
    - Proposed Landscaping Pool Deck Plan, dated August 18, 2014 (Landscape Plan and Schedules Sheet 21).
    - Proposed Building Massing, Bulk Reduction, and Projections, dated August 18, 2014 (Dimensioned Orthographic Rendering View 1, Sheet 22).
    - Proposed Building Massing, Bulk Reduction, and Projections, dated August 18, 2014 (Dimensioned Orthographic Rendering View 2, Sheet 23).
    - Proposed Building Massing, Bulk Reduction, and Projections, dated August 18, 2014 (Dimensioned Orthographic Rendering View 3, Sheet 24).
    - Proposed Building Massing, Bulk Reduction, and Projections, dated August 18, 2014 (Dimensioned Orthographic Rendering View 4 (West face), Sheet 25).
    - Proposed Building Massing, Bulk Reduction, and Projections, dated August 18, 2014 (Dimensioned Orthographic Rendering View 5 (South face), Sheet 26).
    - Proposed Building Massing, Bulk Reduction, and Projections, dated August 18, 2014 (Dimensioned Orthographic Rendering View 6 (South face), Sheet 27).

- Memorandum – Question and Answers to the above seven item list requested by the City of Tucson staff, dated August 18, 2014 (Sheet 28).

**SUPPLEMENT REQUEST 2:  
A REQUEST TO SUPPLEMENT THE JUNE 9, 2014 DRC DECISION ON PROPOSED CHANGES TO  
THE APPROVED PHASE II DESIGN PACKAGE.**

On December 15, 2014, the DRC approved the proposed Supplement Request 2 revisions to the previously approved Design Package, except for the proposed pool relocation and associated sound mitigation techniques. Subsequently the applicant agreed to default to the previously approved roof-top location with a follow-up presentation which occurred on January 13, 2015. This follow-up presentation Package was unanimously approved by the DRC.

**HUB 2 DESIGN PACKAGE APPROVED SUPPLEMENT 2, JANUARY 13, 2015**

The following supplement 2 Design Package revisions are attached to this letter (46 pages total):

- January 13<sup>th</sup> supplement 2 presentation excerpts attached to this letter:
  - Cover Page of Supplement 2 Presentation
    - Changes Submission Set-2 Approved Design 1/13/2015
  - Page 2 of Supplement 2 Presentation
    - List of Project Team members
  - Page 3 of Supplement 2 Presentation
    - Aerial Site Plan
  - Page 4 of Supplement 2 Presentation
    - Aerial view from Northwest – showing existing building heights and approved developments
  - Page 5 of Supplement 2 Presentation
    - Proposed East Elevation (color) with Supplement 2 approved changes included.
  - Page 6 of Supplement 2 Presentation
    - Proposed East Elevation (monochromatic) with Supplement 2 approved changes included.
  - Page 7 of Supplement 2 Presentation
    - Proposed North Elevation (color) with Supplement 2 approved changes included.
  - Page 8 of Supplement 2 Presentation
    - Proposed North Elevation (monochromatic) with Supplement 2 approved changes included.
  - Page 9 of Supplement 2 Presentation
    - Proposed West Elevation (color) with Supplement 2 approved changes included.
  - Page 10 of Supplement 2 Presentation
    - Proposed West Elevation (monochromatic) with Supplement 2 approved changes included.
  - Page 11 of Supplement 2 Presentation
    - Proposed South Elevation (color) with Supplement 2 approved changes included.
  - Page 12 of Supplement 2 Presentation
    - Proposed South Elevation (monochromatic) with Supplement 2 approved changes included.
  - Page 13 of Supplement 2 Presentation
    - Rendering View – 1 with Supplement 2 approved changes included.
  - Page 14 of Supplement 2 Presentation
    - Rendering View – 2 with Supplement 2 approved changes included.
  - Page 15 of Supplement 2 Presentation
    - Rendering View – 3 with Supplement 2 changes included.
  - Page 16 of Supplement 2 Presentation
    - Rendering View – 4 with Supplement 2 approved changes included.
  - Page 17 of Supplement 2 Presentation
    - Rendering View – 5 with Supplement 2 approved changes included.

- Page 18 of Supplement 2 Presentation
  - Rendering View – 6 with Supplement 2 approved changes included.
- Page 19 of Supplement 2 Presentation
  - Material Board with Supplement 2 approved changes included.
- Page 20 of Supplement 2 Presentation
  - Proposed Site Plan with Supplement 2 approved changes included.
- Page 21 of Supplement 2 Presentation
  - Proposed First Floor Plan with Supplement 2 approved changes included.
- Page 22 of Supplement 2 Presentation
  - Proposed First Floor Mezzanine with Supplement 2 approved changes included.
- Page 23 of Supplement 2 Presentation
  - Proposed 2<sup>nd</sup> Floor Plan with Supplement 2 approved changes included.
- Page 24 of Supplement 2 Presentation
  - Proposed 3<sup>rd</sup> Floor Plan with Supplement 2 approved changes included.
- Page 25 of Supplement 2 Presentation
  - Proposed 4<sup>th</sup> Floor Plan with Supplement 2 approved changes included.
- Page 26 of Supplement 2 Presentation
  - Proposed 5<sup>th</sup> Floor Plan with Supplement 2 approved changes included.
- Page 27 of Supplement 2 Presentation
  - Proposed 6<sup>th</sup> Floor Plan with Supplement 2 approved changes included.
- Page 28 of Supplement 2 Presentation
  - Proposed Roof Plan with Supplement 2 approved changes included.
- Page 29 of Supplement 2 Presentation
  - Proposed Building Section East – West with Supplement 2 approved changes included.
- Page 30 of Supplement 2 Presentation
  - Proposed Building Section East – West with Supplement 2 approved changes included.
- Page 31 of Supplement 2 Presentation
  - Site Zoning Analysis – Reviewed for compliance to include Supplement 2 approved changes
- Page 32 of Supplement 2 Presentation
  - MGD Design Standard Compliance – changed to include Supplement 2 approved changes.
- Page 33 of Supplement 2 Presentation
  - Proposed Planting material at Grade with Supplement 2 approved changes included.
- Page 34 of Supplement 2 Presentation
  - Proposed Terrace Garden Trees with Supplement 2 approved changes included.
- Page 35 of Supplement 2 Presentation
  - Proposed Terrace Garden Shrubs and groundcover with Supplement 2 approved changes included.
- Page 36 of Supplement 2 Presentation
  - Proposed Terrace Garden Accent Plants with Supplement 2 approved changes included.
- Page 37 of Supplement 2 Presentation
  - Proposed Landscaping Street Plan with Supplement 2 approved changes included.
- Page 38 of Supplement 2 Presentation
  - Proposed Landscaping Level 2 Podium Plan with Supplement 2 approved changes included.
- Page 39 of Supplement 2 Presentation
  - Proposed Landscaping Level 2 Podium Plan with Supplement 2 approved changes included.
- Page 40 of Supplement 2 Presentation

- Proposed Landscaping Pool Deck Plan with Supplement 2 approved changes included.
- Page 41 of Supplement 2 Presentation
  - Bulk Massing, Bulk Reduction, and Projections with Supplement 2 approved changes included.
- Page 42 of Supplement 2 Presentation
  - Bulk Massing, Bulk Reduction, and Projections with Supplement 2 approved changes included.
- Page 43 of Supplement 2 Presentation
  - Bulk Massing, Bulk Reduction, and Projections with Supplement 2 approved changes included.
- Page 44 of Supplement 2 Presentation
  - Bulk Massing, Bulk Reduction, and Projections with Supplement 2 approved changes included.
- Page 45 of Supplement 2 Presentation
  - Bulk Massing, Bulk Reduction, and Projections with Supplement 2 approved changes included.
- Page 46 of Supplement 2 Presentation
  - Bulk Massing, Bulk Reduction, and Projections with Supplement 2 approved changes included.

Further, as stated above in regard to the first Supplement, we request the Applicant to provide continued evidence of consistency with the above approved Supplement 2 Presentation Drawings relative to the completed Construction Documents, and adherence to the minimal seven point Design Package check list shown above with the previous submittal.

The issuance of building permits by Planning and Development services will be based on compliance with all applicable Zoning, Building Code, and Fire Code requirements. Changes to the approved Design Package will require additional Design review. Proposed changes by the applicant to the approved Design Package must be submitted to the PDSD for consideration. Proposed change requests must contain a proposal in comparison with the approved feature and a rationale for the change.

Sincerely,



Rick Gonzalez, Architect  
Design professional for the City of Tucson