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 $\frac{12}{39} = 30\%$ 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 - BUELL'S N45' LOT 1+N45' LOT 2+N45' W5' LOT 3 & C
W 10' LOT 1 BLK 5
124-05-0440 TO 124-05-0470 ATTACHED HEREWITH
124-05-0430, 124-05-0440, 124-05-0450,
124-05-0460, 124-05-0470

Pima County Tax Parcel Number/s: 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): ( ) Change of use to existing building
( ) New building on vacant land
( ) New addition to existing building

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.

Signed __________________________ Date 9/25/16

SIGNATURE OF OWNER/APPLICANT

Planning and Development Services Department Updated 05/19/15 Page 2 of 4
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 = 1,130 SF
TOTAL AREA = 23,560 SF
**ROOF TERRACE:**

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<th>Description</th>
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<tbody>
<tr>
<td>Paved Terrace</td>
<td>6,485 SF (INC. 650 SF POOL)</td>
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<td>Planted Area</td>
<td>3,755 SF</td>
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<td><strong>Total Area</strong></td>
<td>10,240 SF</td>
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**5TH FLOOR USES/AREAS:**

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<th>Description</th>
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<tbody>
<tr>
<td>Hotel Rooms</td>
<td>8,850 SF (19 ROOMS)</td>
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<td>Circulation</td>
<td>2,410 SF</td>
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<td>Vertical Circ.</td>
<td>485 SF</td>
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<tr>
<td>Restrooms</td>
<td>185 SF</td>
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<tr>
<td>Bar</td>
<td>300 SF</td>
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<td>Fitness Room</td>
<td>670 SF</td>
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<td>Hosp. Service</td>
<td>465 SF</td>
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<td><strong>Total Area</strong></td>
<td>13,365 SF</td>
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**6TH FLOOR USES/AREAS:**

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<tr>
<td>Hotel Rooms</td>
<td>9,970 SF (21 ROOMS)</td>
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<tr>
<td>Circulation</td>
<td>2,410 SF</td>
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<td>Vertical Circ.</td>
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<tr>
<td>Hosp. Service</td>
<td>500 SF</td>
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<td><strong>Total Area</strong></td>
<td>13,365 SF</td>
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**BUILDING TOTALS - USES/AREAS:**

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<tr>
<td>Hotel Rooms</td>
<td>69,895 SF (140 ROOMS)</td>
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<tr>
<td>Retail</td>
<td>9,250 SF</td>
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<td>Hotel Lobby</td>
<td>4,200 SF</td>
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<tr>
<td>Conference</td>
<td>2,885 SF</td>
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<tr>
<td>Courtyard</td>
<td>3,185 SF</td>
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<tr>
<td>Roof Terrace</td>
<td>10,240 SF</td>
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<tr>
<td>Parking</td>
<td>32,750 SF</td>
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<tr>
<td>Circulation</td>
<td>17,270 SF</td>
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<tr>
<td>Vertical Circ.</td>
<td>3,655 SF</td>
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<tr>
<td>Admin.</td>
<td>4,460 SF (OFFICES, KITCHEN, SERVICES)</td>
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<tr>
<td>Restrooms</td>
<td>1,055 SF</td>
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<tr>
<td>Amenities</td>
<td>970 SF (FITNESS ROOM, BAR)</td>
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<td>Mech./Elec.</td>
<td>605 SF</td>
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<td>Hosp. Service</td>
<td>3,535 SF</td>
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<td>Basement</td>
<td>16,941 SF</td>
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<td><strong>Total Area</strong></td>
<td>160,396 SF</td>
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<td></td>
<td>163,581 GROSS SF</td>
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**ROOM COUNTS:**

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<thead>
<tr>
<th>Count</th>
<th>Description</th>
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<tbody>
<tr>
<td>112</td>
<td>One Bed Suites</td>
</tr>
<tr>
<td>21</td>
<td>Two Bed Suites</td>
</tr>
<tr>
<td>7</td>
<td>Double Suite (2BR)</td>
</tr>
<tr>
<td>140</td>
<td><strong>Total Rooms</strong></td>
</tr>
</tbody>
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ROOM TYPES

1. 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

2. 460 SF

3. 22'-6"  20'-6"

4. 22'-6"  20'-6"

5. 21'-0"  20'-0"

6. 20'-0"  21'-0"

7. LEGEND
   - TYPE 1: SUITE ONE BED ROOM
   - TYPE 2: SUITE TWO BED ROOM
   - TYPE 3: DOUBLE SUITE - TWO BEDROOMS
   - TYPE 4: TYPE 5: TYPE 6: TYPE 7
   - TYPE 5: 20' x 25' 537 SF
   - TYPE 6: 18' x 37' 665 SF
   - TYPE 7: 19' x 39'-8" 707 SF

TYPICAL ROOM FLOOR PLANS
scale 3/32" = 1'
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
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
SOUTH 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
NORTH 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
EAST 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