

Nelsen Partners, Inc.
Austin | Scottsdale

15210 N. Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com

Partners
Brad J. Nelsen, AIA, RAIA
Philip J. Crisara, AIA
George A. Melara, AIA
Erston Senger, AIA

Associate Partners
Helen Bowling, AIA
Michael Martin, AIA

Associates
Jeff Brand, AIA
J. Scott Chasteen
Scott DeMont, AIA
Randy McManus
Bob Newell, AIA
Stephen L. Oliva, AIA

August 6, 2015

Mr. Rick Gonzalez- DRC Chair
Design Review Committee
Public Works Building
201 North Stone Avenue
Tucson, AZ 85701

Marriott Residence Inn @ Main Gate District Tucson, Arizona

Dear Mr. Gonzalez/ Design Review Committee:

This Narrative is based on input we received at our first presentation on July 15, 2015. We have taken the comments we heard from the committee and made some adjustments to our building and presentation in direct response to that feedback. We appreciate the committee's input and the modifications made have resulted in a better building. The following is a quick overview of the modifications and changes:

1. We have provided the renderings from 2nd street, which is the public face of the project, and placed them in context with the existing buildings as requested in our meeting.
2. In addition you will find a solar study of the impact of our building with the surrounding context as requested.
3. A concern was raised regarding the repetitive nature of a portion of the building, we made modifications to the West and North elevations to address this concern.
4. A question was raised regarding noise at the terrace area, the rooftop pool and bar areas. We do not believe that the terrace area or any of the proposed roof top uses will constitute any noise nuisance to the neighborhood. The meeting roof terrace is blocked by our building and self contained, the rooftop pool and bar areas are limited in size, we have also placed bathrooms facing West limiting the exposure and the roof top bar area has operable windows with the ability to be closed off behind glass and be contained or shielded, noise would have to travel over the existing Marriott hotel building and other buildings quite a distance away. We believe that noise will not be an issue.

Overall Vision

The Marriott Residence Inn project represents the last piece of a 5-phase development that we have been working on over the past 15 years. The goal is to maintain the unique character of Main Gate Square and complete the original vision of the Master Plan for this block. We are achieving this by both form and material palette. This project is critical as it forms and defines the pedestrian space and preserves the pedestrian linkages thru our site in the North/South and East/West direction. The use of Brick and precast stone for the first 3 stories will tie the base of the building with the surrounding context of the buildings at Main Gate Square. The color palette of EIFS, Metal panels and glass and steel canopies is consistent with the rest of the Main Gates Square development.

Pedestrian Realm

It is our intent that we continue the continuity of sidewalk around the site by using the brick and concrete pattern with tree grates for the perimeter of the site. The internal pedestrian circulation space thru the site will consist of Concrete bands with stone and

concrete paver infill, creating an interesting pattern focusing to the center space. The central space will consist of a water feature/ projection wall, a date palm court, benches and outdoor dining with planters defining seating areas. Lighting will be strung between the buildings to create a festive environment at night. The water feature wall will serve as a screen wall to hide the transformers and service back doors in addition to serving as a projection wall for tweeter feeds, U of A games or other digital transformations. The goal is to create an environment that will be vibrant and will contribute to the quality of life around the U of A Campus. Trees will be used in the pedestrian areas to provide shade and soften the hardscape. The intimate nature of the pedestrian realm and the distance between buildings will provide for a shaded experience and the paving materials will minimize the heat island effect.

The Architecture

The building is a total of 286,000 SF and it consists of 7,694 SF of ground level Retail, a +/-213 room Residence Inn Hotel, and Valet Parking, screened from the pedestrian realm by retail glass display cases. The second and third level, consist of valet parking. The building provides a total of 145 parking spaces. The fourth level consists of hotel rooms, a fitness room, a boardroom, and meeting spaces. It also features a 3,585 SF outdoor terrace with pavers and landscape pots at the perimeter. This space could be tented over to accommodate additional special meeting events. Floors 5-10 are typical hotel rooms. The 11th floor is unique in that it contains a private University Club level along with the hotels pool level. The 12th floor is a bar space for events and functions with great views to the Santa Catalina's and Campus.

The building is designed to respond to its unique location and place at Main Gate Square, with its adjacency to the university and heritage of historic and new buildings. The Marriott Residence Inn building is contemporary in its design and expresses the function of the building in an honest and modest way, while respecting the more traditional historic buildings by its use of brick as a traditional building material. Integrated mechanical screening hides all equipment and elevator overrides.

The building uses a variety of strategies to mitigate the environmental factors of building in the southwest. Large overhanging roof planes are used to create shaded areas at the upper levels of the building, this provides for a unique relation to the roof top design as the building meets the sky and reflects the upper terraces and public spaces at the roof top. The use of recessed punched windows with high efficiency glass, for the majority of the building will provide for energy efficiency and the use of metal shading canopies at the pedestrian level will provide shade for the pedestrian during the hottest part of the day. We minimized the Southern exposure of rooms. The Marriott building next door protects the Western exposure. Window sills and header details accent the openings and help break up the façade by the play of shadows.

Overall, we believe we have crafted a building that fits into the Main Gate context; helps define the pedestrian realm, and reinforces the pedestrian connections thru the site. A building that by its use of materials feels like it belongs and is part of the neighborhood, the U of A and Main Gate Square. We are finishing a vision that started over 15 years ago, the desire to creating a place, a courtyard at the junction of two intersections where neighbors, students, teachers, guests, would want to gather and congregate and enjoy the amenities that this unique site has to offer. A space where the free exchange of ideas would be encouraged, where work, study and play can take place.