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## Memorandum

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**To:** Jim Mazzocco, Planning Administrator, City of Tucson

**From:** Joe Herzog, Principal, Shepley Bulfinch  
Steve Bus, Senior VP, CA Student Living (fka. Campus Acquisitions)

**Subject:** Park Avenue Housing – **Project No.** 4036  
DRC design compliance & Permit Follow-up

**Date:** Friday, May 2, 2014

### **Background**

CA and Shepley Bulfinch drafted this memo to outline Park Avenue Housing project's continued compliance with the Main Gate District Design Guidelines and the general conformance as outlined in the initial DRC Design Professional Report submitted to the City Manager on December 18<sup>th</sup>, 2012. As part of this memo, we have attached a copy of the DP's approval recommendation letter below and created an outline of all significant design changes that evolved during the continued refinement of the project. Some of these may or may not be apparent from visual inspection, but we have made our best effort to outline design changes that may be examined during final building inspections and upon issuance of the Certificate of Occupancy.

Both CA and Shepley worked diligently to communicate with DRC (and specifically University members) during the DRC review process for the project. While we strive to incorporate and address many of the DRC concerns, subsequent code reviews and programmatic adjustments (such as eliminating/shifting balconies at "sensitive locations" along Park Avenue) have downstream implications for glazing. We trust that our revisions are consistent with the intent of the DRC comments and believe the minor changes incorporated since December 2012 in the design development and construction drawing phase have been refinements based upon their concerns, compliance with ever-evolving building and energy code requirements, or simply design enhancements that make the Park Avenue ("Next") building a more urban-friendly addition to the City and University environs.

If you have any questions, please feel free to call Joe Herzog @ 602 743 8932.

Park Avenue Housing – DRC Compliance  
May 1, 2014  
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**DRC Approval Letter : December 18<sup>th</sup>, 2012**

\*DESIGN PROFESSIONAL \*  
\* LETTER OF RECOMMENDATION TO THE DIRECTOR \*

\* PROJECT: COT CDRC DP12-0132\* October 1, 2012  
\*CAMPUS ACQUISITIONS\*  
\* PARK AVENUE HOUSING\*  
\* MAIN GATE DISTRICT\*  
\* OVERLAY REVIEW\*

*This project has been selected for review by the Design Review Committee (DRC) and Design Professional (DP). The DP has conducted a Main Gate District (MGD) Urban Overlay District (UOD) review, and on behalf of the Planning and Development Services Department (PDSD) Director, Ernie Duarte, and Planning Administrator (PA), Jim Mazzocco, has determined the development plan generally \*meets compliance\* with the MGD zoning option.*

*However, while the plans are found to be generally in accordance with the MGD UOD (B-2.d.5), the DP and DRC has included some advisory design suggestive recommendations to the applicant as part of this letter.*

*Nonetheless, the Director shall make the final decision on the project's compliance with MGD design requirements (B-2.d.6). Furthermore, the applicant shall include the Design Professional and DRC's communication in the development package (B-2.d.5). In addition, it is strongly recommended that the five page color (11x17) handout and Power Point presentations, by Shepley Bulfinch and Chris Winters, be attached to this letter for the Director's review and reference, as these documents assisted in demonstrating compliance with MGD design requirements.*

*Although no specific indication was given in the presentation of compatible signage (C-19.j), lighting strategies (C-19.a), and light shielding (C-19.c); notes were added on the Building Axon Diagram which would be considered indicative of intent of compliance. Further evidence of compliance was demonstrated by the use of compatible materials, and building context color presentations of structures and plants that surround the proposed building. By providing color renderings, and related color graphics and response to the surrounding context, the applicant successfully demonstrated their intention to conform with MGD UOD design standards.*

*While the development plan exceeds the requirement for outside public area, the DRC is concerned about the separation of public (retail), and semi-public spaces. Particularly in regard to outdoor pedestrian circulation and safety. Providing removable railings and/or modular planters/transparent fence wall units, and eliminating any front parallel parking, were suggested ways of achieving more control and safety as regards exterior public space. Also, concerns were brought up with regard to pedestrian safety and balconies. A specific concern was given relative to objects being thrown from balconies. The applicant described security measures to discourage such activity would be strongly enforced via guest identity procedures and onsite security staff. Punitive measures such as immediate and permanent expulsion would be employed. Design measures such as smaller balcony areas, planting barriers at railings, and keyed balcony locks will be used. Relocation of balconies away from the Park frontage was also suggested.*

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May 1, 2014  
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*Another primary concern brought up at the DRC meeting was relative to parking and automobile circulation. Provisions for retail parking, Zipcars, and discouraging residents from using on-campus parking were discussed.*

*Paid parking, providing 30% resident composite parking, were offered as ways to reduce vehicular congestion. With regard to vehicular circulation, alley speed bumps were suggested to reduce speeding, and forcing taxis to service cue on Tyndall.*

*In conclusion, it should be noted that the applicant's presentation successfully responded to traditional integration of planting and paving materials, building massing, shading, separation of pedestrian and service circulation.*

*In their responses to the DRC, they have adequately addressed compliance with the MGD design requirements for this project, and have respectfully addressed DRC design concerns beyond the scope of the MGD.*

*Nevertheless, some addition Committee concerns and Design Professional comments are offered as follows:*

*1. In regard to concerns about visual screening, the DRC WU neighborhood representative member asked for additional landscape view screens at two neighborhood intersections.*

*2. It was noted by the DRC UA business representative, "that although this Phase 2 project on Park Ave does provide an increased amount of parking compared to Phase 1 (Tyndall), that the two projects together still provide less parking than believed necessary to meet demand per the UA's on-campus experience and projections. Campus Acquisitions remained convinced, however, that their projections would prove accurate and that there would be no spill-over of residents needing to park in the UA Parking Structures in the area, which are already at capacity. So Campus Acquisitions agreed to support the UA by preventing their residents from taking spaces in the nearby UA Garages, with an educational program for all Phase 1 and 2 residents, that would emphasize the availability of other transportation modes, and discourage them from pursuing UA Parking Permits. It was also understood that the UA would likely put any permit requests from residents of these projects on a waiting list, and provide them only upon the completion of sales to others who live in UA facilities on campus or commute to the campus."*

Sincerely,  
Rick Gonzalez, Architect  
COT Design Professional

### **DRC review process**

The DRC was a review for general conformance to the Main Gate District (MGD) and Urban Overlay District (UOD) by the Design Review Committee (DRC) and Design Professional (DP). Our team was issued a Letter of Recommendation to move forward with the project with no 'formal approval' issued in addition to no additional requirement or process for update beyond general conformance. The revisions during design and construction have all been reviewed to conform to the original standards and have been outlined in the revision summary in this memo.

### **Permit Set: approved July 11<sup>th</sup>, 2013**

The building permit set for the Park Avenue Housing project was approved at this time with no indication that it significantly deviated from the DRC/DP approval recommendation.

## **Revision Summary**

Every effort has been made on the ownership/design team's part to maintain and align our design with the original design intent stated in the letter of recommendation. Through normal design development, compliance with both the building and energy codes, we were required to reduce the amount of glazing by 10%. Through our design development, we have added design features consistent with the intent of the Main Gate Overlay District requirements and also responded to the DRC's concern of balconies along Park Avenue – which have been removed

- Revision 1: Added an iconic shade canopy added at amenity deck to complement shade structures. In an attempt to reduce the scale of the building, provide shade on the amenity deck, and reduce the perceived "building mass," we extended the originally proposed "eye brow" of the south façade as an integrated shading element for the roof deck.
- Revision 2: Horizontal volume on Level 12 and level 13 has been revised from the proposed metal panel to synthetic stucco to coordinate with the composition of the corners on Park Ave.
- Revision 3: The energy modeling and analysis required that glazing be reduced on the entire building – this was not driven by a cost savings measure. The slight reduction in square footage of glass on the building exterior provides a more energy efficient façade that was acceptable to the 2012 International Energy Conservation Code (IECC) and City of Tucson Com-Check.
- Revision 4: Balcony locations revised from Park Ave (East Elevation) to North, South, and West elevations with additional updates in courtyard to control activity concerns expressed in DRC review. Level 12 and level 13 North East balconies have been revised from full depth to a reduced Juliet balcony. Which DRC stated in our review discussions, that they would prefer.
- Revision 5: On the North, West, and South facades the Level 1 wall has been revised from board formed concrete wall to a colored fiber cement board panel to provide a more friendly material at pedestrian level.
- Revision 6: Storefront glazing relocated to interior courtyard to active public space and to provide visual separation from adjacent parking lot for retail tenant.
- Revision 7: Overhead shade trellis has been revised to tree canopies with landscape lighting provided at pedestrian level in benches and planters.

# "AS APPROVED" - DEC 18, 2012 DRC-DP PACKAGE

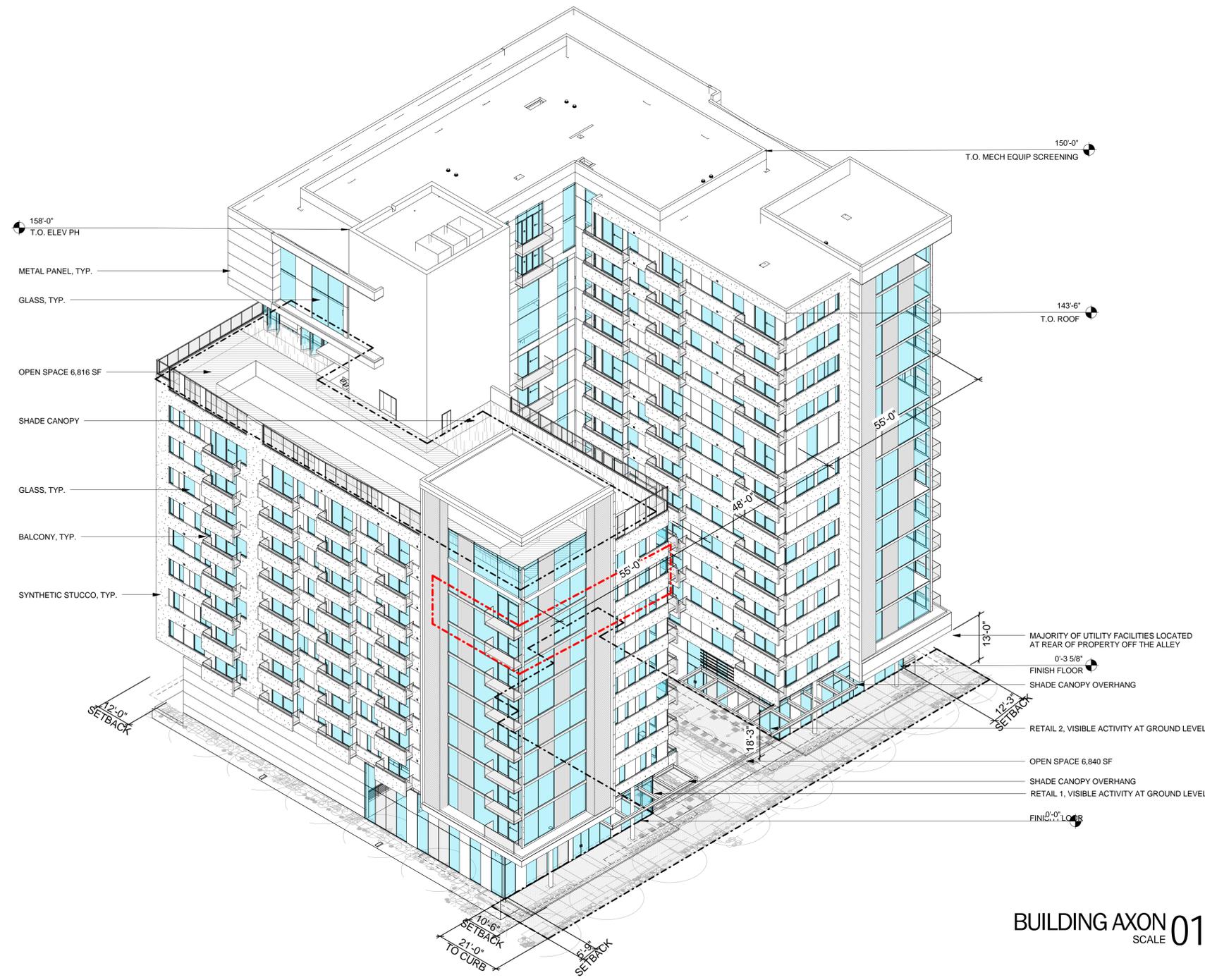
## BUILDING AXON NOTES

1 OF 3

- HEIGHT MASS TRANSITION:  
REQ'D: 25% MIN  
PROVIDED: 48'-0" / 158'-0" = 30%

## MGD DESIGN STANDARD COMPLIANCE

- ENVIRONMENTALLY CONSCIOUS DESIGN PRACTICES COMPLIANCE (SECTION C-16) (5 MIN REQ'D)**
- PROVIDE SHADE FOR AT LEAST 70% OF PARKING AREAS
  - PROVIDE SHADE FOR AT LEAST 70% OF PEDESTRIAN AREAS
  - PROVIDE 100% DESERT-ADAPTED PLANT SPECIES. SPECIES CHOSEN MUST ADHERE TO THE AZ DEPT OF WATER RESOURCES TUCSON AMA DROUGHT TOLERANT/LOW WATER USE PLANT LIST.
  - PROVIDE POROUS CONCRETE OR PERMEABLE PAVING ADJACENT TO PLANTING AREAS.
  - IMPLEMENT CAR SHARE USE OR INCORPORATE A TRANSIT STOP ON-SITE.
- BUILDING FACADES DESIGN STANDARD COMPLIANCE (SECTION C-19.ai) (2 MIN REQ'D)**
- RETAIL SPACE AT GROUND FLOOR
  - CHANGES TO BUILDING PLANE SUCH AS INDENTATIONS, TEXTURES, OR ACCENT MATERIALS
  - WINDOW DISPLAYS OR VISIBLE ACTIVITY ON THE GROUND FLOOR.
  - OUTDOOR DINING OR GATHERING PATIO, DELINEATED BY BUFFER DEVICES.
- UTILITY FACILITIES DESIGN STANDARD COMPLIANCE (SECTION C-8)**
- GROUND FLOOR VENTS SHALL BE ORIENTED AWAY FROM PEDESTRIAN PLAZAS AND AREAS AND BUILDING STREET FRONTAGE.
  - NO BUILDING EQUIPMENT, ANTENNA OR SATELLITE DISHES SHALL BE LOCATED ALONG THE BUILDING FACADE FACING THE STREET.
- MAINTENANCE DESIGN STANDARD COMPLIANCE (SECTION C-11)**
- PROPERTY OWNER SHALL REPLACE OR REPAIR VANDALIZED ELEMENTS WITHIN 48 HOURS AND SHALL REPLACE DEAD OR MISSING VEGETATION WITHIN 14 DAYS TO ENSURE FULL COMPLIANCE WITH APPROVED LANDSCAPE PLANS.
  - PROPERTY OWNER IS RESPONSIBLE AT ALL TIMES FOR MAINTENANCE OF LANDSCAPE, HARDSCAPE, BUILDING ARCHITECTURAL ELEMENTS AND SITE FURNISHINGS INSTALLED IN THE PUBLIC RIGHT-OF-WAY.
- GENERAL MGD DESIGN STANDARDS COMPLIANCE NOTES (SECTION C-19)**
- LIGHTING STRATEGIES SHALL REDUCE OR PREVENT GLARE AND LIGHT TRESPASS, CONSERVE ENERGY, AND PROMOTE SAFETY AND SECURITY.
  - ALL AREA LIGHTS, INCLUDING STREETLIGHTS AND PARKING AREA LIGHTS SHALL BE FULL CUT-OFF.
  - SOURCES OF LIGHTING SHALL BE RECESSED AND SHIELDED SO THAT THE BULB ITSELF IS CONCEALED FROM PUBLIC RIGHT-OF-WAY VIEW.
  - BUILDING MATERIALS SHOULD BE CHOSEN FOR INTEGRAL COLORS AND THEIR VISUAL AND PHYSICAL PERMANENCE IN THE SONORAN DESERT.
  - THE USE OF COLOR SHOULD BE COMPATIBLE WITH THE HISTORIC TRADITIONS OF THE UNIVERSITY OF ARIZONA, CITY OF TUCSON, AND ADJACENT NEIGHBORHOODS. ACCENT COLORS SHOULD BE USED CONSISTENTLY THROUGHOUT THE BUILDING. IN SIGNAGE, ARCHITECTURAL FEATURES, LIGHTING, WINDOW FRAMES, DOORS AND ACCENT WALLS. GLAZING SHALL BE LOW-E AND SHALL ALLOW A VISUAL CONNECTION THROUGH EITHER SIDE OF THE WINDOW.
  - THE DRC WILL PERFORM A SUBSEQUENT REVIEW SEPARATE FROM THIS CDRC DESIGN PROFESSIONAL REVIEW.
  - COLORS AND MATERIALS THAT REFLECT GLARE SHOULD NOT BE USED IN LARGE QUANTITIES.



BUILDING AXON 01  
SCALE 01

### DP12-0132

<b>CITY OF TUCSON</b>	DEVELOPMENT PACKAGE PDS APPROVAL
<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other
DVPMGR MGR _____	Date _____
Zoning _____	Date _____
Engineering _____	Date _____
H/C Site _____	Date _____
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Landscape _____	Date _____
PLUME _____	Date _____
Revision # _____	<input type="checkbox"/> per letter in SIRE

### DEVELOPMENT UNDER MAIN GATE ZONING DISTRICT OPTION

C.O.T. ADMINISTRATIVE ADDRESS: 1031 NORTH PARK AVE  
#

**Shepley Bulfinch**  
Shepley Bulfinch Richardson & Abbott  
Architecture / Planning / Interiors / Est. 1874  
1437 North 1st Street Suite 201 Phoenix, AZ 85004  
p 602 430 3223 f 602 254 1501  
www.ShepleyBulfinch.com

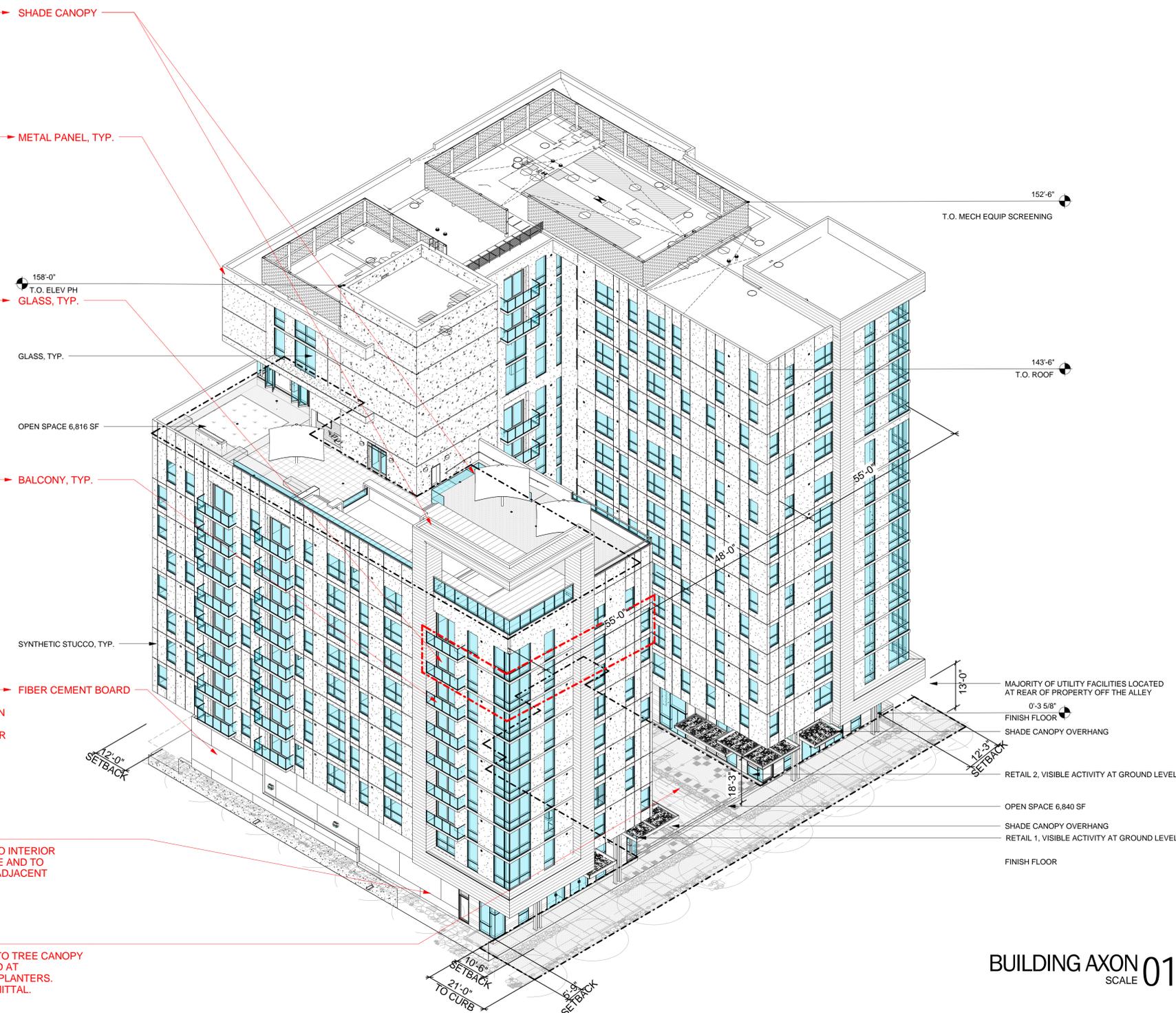
	<b>PARK AVE HOUSING DRI / CA TUCSON II, LLC</b> 161 N CLARK STREET, SUITE 4900 CHICAGO, IL 60601			
	<b>DEVELOPMENT PACKAGE ZONING AXON</b> A PORTION OF LOT 8, LOTS 9, 12 AND 13 OF BLOCK 28 OF FELDMAN'S ADDITION BOOK 2, PAGE 35 OF MAPS AND PLATS, BEING A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA			
DESIGNED	DRAWN	CHECKED	SHEET	
-	-	-	A002	
NO.	DATE	DESCRIPTION	REVISION	
	12/18/12			
		PROJECT NUMBER	SCALE	
		04036		
				<b>3 OF 24</b>

C9-12-01

# "AS PERMITTED" - JULY 11, 2013 PERMIT SET

## BUILDING AXON NOTES

- 1 SHADE CANOPY REVISION**
  - ICONIC SHADE CANOPY REVISED AT AMENITY DECK TO COMPLEMENT ADDED SHADE STRUCTURES.
- 2 MATERIAL REVISION**
  - HORIZONTAL VOLUME ON LEVEL 12 AND LEVEL 13 HAS BEEN REVISED FROM THE PROPOSED METAL PANEL TO EIFS TO COORDINATE WITH THE COMPOSITION OF THE CORNERS ON PARK AVE. METAL PANEL RELOCATED TO PARK AVE ELEVATION.
- 3 GLAZING REVISION**
  - GLAZING WAS REVISED TO PROVIDE A MORE ENERGY EFFICIENT FAÇADE THAT WAS ACCEPTABLE TO THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND CITY OF TUCSON COM-CHECK.
  - REFER TO GLAZING STUDY.
- 4 BALCONY REVISION**
  - BALCONY LOCATIONS REVISED FROM PARK AVE (EAST ELEVATION) TO NORTH, SOUTH, AND WEST ELEVATIONS WITH ADDITIONAL UPDATES IN COURTYARD TO CONTROL ACTIVITY CONCERNS EXPRESSED IN DRC REVIEW.
  - LEVEL 12 AND LEVEL 13 NORTH EAST BALCONIES (2 TOTAL) HAVE BEEN REVISED FROM FULL DEPTH TO A REDUCED JULIET BALCONY. REFER TO IMAGES ON PAGE 3 OF 3 FOR LOCATION.
- 5 MATERIAL REVISION**
  - ON THE NORTH, WEST, AND SOUTH FAÇADES THE LEVEL 1 WALL HAS BEEN REVISED FROM BOARD FORMED CONCRETE WALL TO A COLORED FIBER CEMENT BOARD PANEL TO PROVIDE A MORE FRIENDLY MATERIAL AT PEDESTRIAN LEVEL.
- 6 GLAZING REVISION**
  - STOREFRONT GLAZING RELOCATED TO INTERIOR COURTYARD TO ACTIVE PUBLIC SPACE AND TO PROVIDE VISUAL SEPARATION FROM ADJACENT PARKING LOT FOR RETAIL TENANT.
- 7 LANDSCAPE REVISION**
  - OVERHEAD SHADE TRELLIS REVISED TO TREE CANOPY WITH LANDSCAPE LIGHTING PROVIDED AT PEDESTRIAN LEVEL IN BENCHES AND PLANTERS.
  - REFER TO REVISED LANDSCAPE SUBMITTAL.



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### DP12-0132

<b>CITY OF TUCSON</b>	DEVELOPMENT PACKAGE PDS APPROVAL
<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
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DVPKG MGR _____ Date _____	
Zoning _____ Date _____	
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Landscape _____ Date _____	
PLUME _____ Date _____	
Revision # _____ <input type="checkbox"/> per letter in SIRE	

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## Shepley Bulfinch

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CIVIL ENGINEER LANDSCAPE ARCHITECT

BUILDING AXON 01  
SCALE 01

### GLAZING STUDY

REFER TO OUTLINE ON AXON AT PARK AVE FAÇADE FOR REVISED GLAZING LOCATIONS AND PERCENTAGES DESCRIBED BELOW.

ORIGINAL DESIGN	UPDATED DESIGN
GLAZING SYSTEM: 56%	GLAZING SYSTEM: 46%
WALL SYSTEM: 44%	WALL SYSTEM: 54%

GLAZING WAS REVISED FROM 56% TO 46% PROVIDING A TOTAL DELTA OF 10% REVISION TO COMPLY WITH ENERGY EFFICIENCY REQUIRED PER 2012 IECC.

STAMP		<b>PARK AVE HOUSING DRI / CA TUCSON II, LLC</b> 161 N CLARK STREET, SUITE 4900 CHICAGO, IL 60601	
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DESIGNED	DRAWN	CHECKED	SHEET
-	-	-	A002
NO.	DATE	DESCRIPTION	REVISION
	04/28/14	PROJECT NUMBER	04036
		SCALE	3 OF 24

# "AS BUILT" - APRIL 28, 2014 CONSTRUCTION PHOTOS



PARK AVE VIEW SOUTH TOWER 09



PARK AVE VIEW NORTH TOWER 08



NORTH EAST VIEW 07



COURTYARD VIEW 06



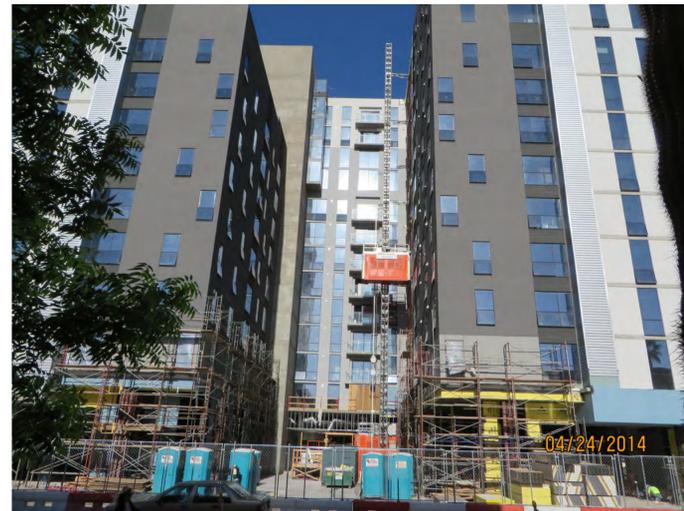
SOUTH ELEVATION 05



NORTH ELEVATION 04



NORTH WEST VIEW 03



EAST ELEVATION 02



PARK AVE RENDERING 01

**DP12-0132**

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