



# MEMORANDUM

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DATE: May 30, 2014

TO: Main Gate Design Review Committee

FROM:  Ernie Duarte, Director  
Planning & Development  
Services

SUBJECT: Update on Campus Acquisitions Park Avenue *Next* Student Housing Building

I would like to share with you our review of the Park Avenue Campus Acquisitions student housing project known as *Next*. This project was the second building in the Main Gate District reviewed by the Design Review Committee (DRC). As you are aware, during our first three projects in the Main Gate the entire design review process was found to have flaws in it. We found in Hub 1, by Core Campus, that the applicants had submitted building permit review documents that differed from the DRC approved ones.

Unfortunately, this very issue occurred with the *Next* building. When the scaffolding was removed, we became aware that the east facing elevation appeared to have a different glazing pattern than that of the original approval.

We have been in touch with the Campus Acquisitions and its architects from Shepley Bulfinch. They have provided us with comparison information from the DRC approved plan and the as built plan. See the attached exhibits.

Apparently, as part of the building code review process, the review revealed the first design would not meet International Energy Code requirements. Thus, they reduced the fenestration on the east facade and continued to revise the appearance of the building to create a new design. However, they did not notify Planning and Development Services staff involved with the original DRC approval about the changes. In our discussions with them, they regretted this oversight of notice. Nonetheless, it is the responsibility of PDSD to review development as it was approved and this flaw in the early reviews has created this second incident of a misstep in oversight of the design review of the project. We take this issue seriously and want to make sure it does not happen again.

I believe that the improved design review/building permit review process that was reviewed by the DRC on May 15, 2014 will correct this inconsistency.

When this problem surfaced, I asked Richard Fe Tom one of the City's Design Professionals to evaluate the changes using the criteria of the Main Gate ordinance and make a recommendation to the PDSD Director, since this project is in the part of the Main Gate District where the PDSD Director makes decisions on applications.

Design Professional Fe Tom's recommendations are attached. In general he recommends to leave the building façade in its present state because it represents a cohesive design that the retro-fitting elements of the previous design would destroy. He also argues that this new design does a better job of reflecting how buildings should be designed for the Tucson climate.

Along with the east façade elevation, Campus Acquisitions has submitted a request to do changes to its landscaping plans. Fe Tom has also reviewed these plans and recommends that the changes are generally in compliance with the plans originally approved with the DRC especially on the issue of shade. It also follows the interim streetscape policy for the Main Gate that several DRC members participated in creating.

I consider both of these items to be substantial changes. From the date of this letter, I would like you to respond to Belinda McCleese Flores with your desire to have a special Design Review Committee meeting to consider any alternative recommendations to those attached to this memo. Her email address is [Belinda.Flores-McCleese@tucsonaz.gov](mailto:Belinda.Flores-McCleese@tucsonaz.gov).

I would like to receive your replies within five working days from the date of this memo. If you agree with the Design Professionals recommendations or we do not receive replies that would constitute a quorum of the DRC, I will be accepting Design Professional Fe Tom's recommendation and move forward with the revised submittals.

If you have any further questions on this matter, please feel free to call me at 837-4899 or Jim Mazzocco at 837-6964.

cc:  
Jim Mazzocco, AICP, PDSD Deputy Director