

The Speedway & Campbell Gateway Project  
in Tucson, Arizona

Presentation to the

**City of Tucson Planning Commission  
for Amendments  
to the University Area Plan**

Conceptual Design Progress Presentation

by Shenkarow Realty Advisors

+ Jim Portner + Keri Lazarus Silvyn + Rick Joy Architects

July 16, 2014



Casa Adobes, AZ - Shenkarow Realty



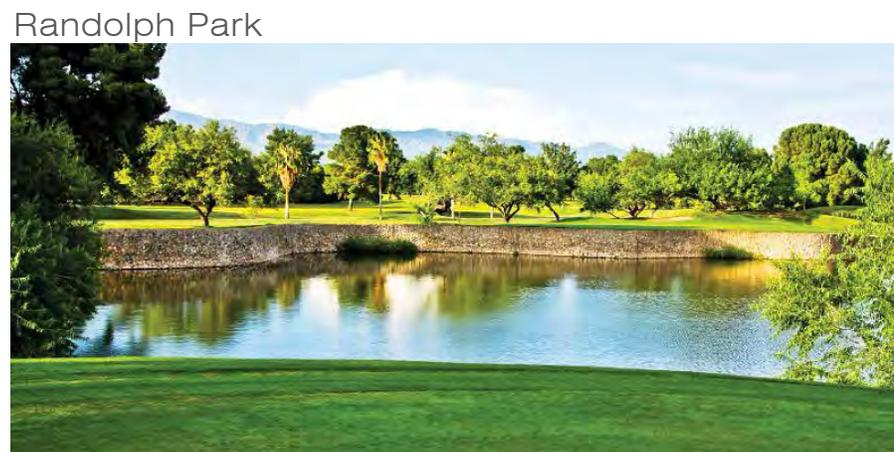
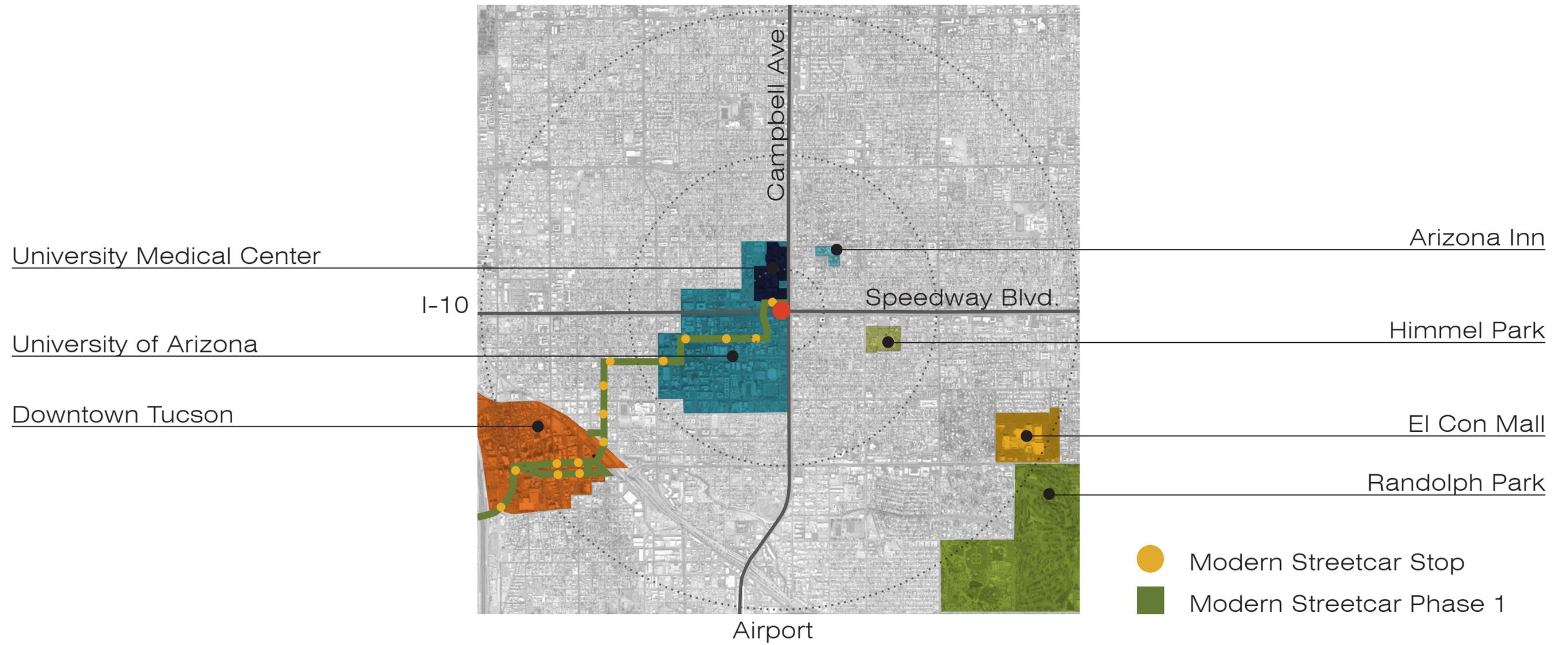
Casa Adobes, AZ - Shenkarow Realty



Amangiri Resort and Spa, UT - Rick Joy Architects



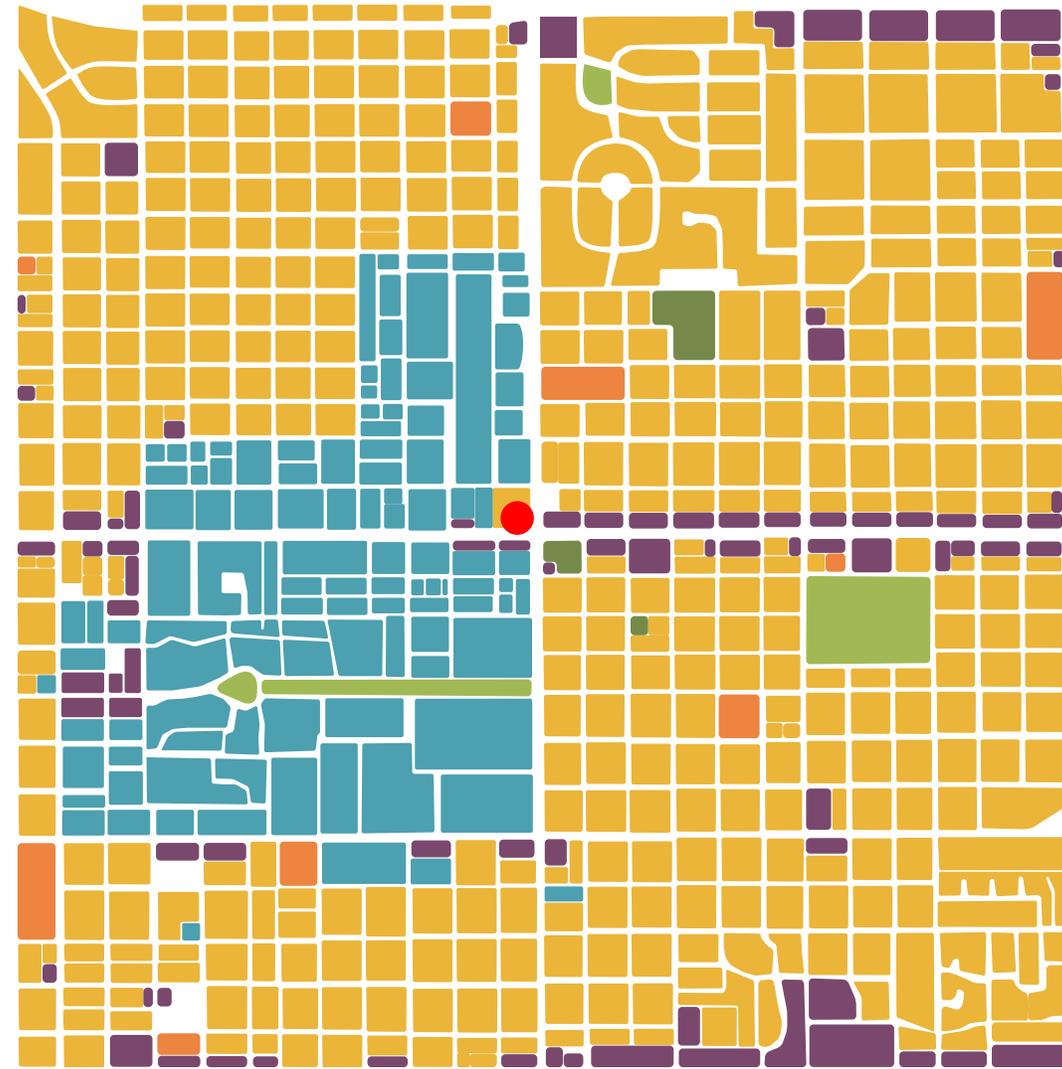
Princeton Art & Transit Project, NJ - Rick Joy Architects



### Site Location

The site at the intersection of Speedway Boulevard and Campbell Avenue offers enormous opportunities for highly public visibility.

Its location at the eastern edge of the University at the junction of two of Tucson's most trafficked streets provides an extremely accessible site, while the programs in the surrounding area establish a remarkable support system.



- Site
- UofA
- Educational
- Commercial
- Residential
- Himmel Park
- Hospitality

UofA Main Gate



Randolph Park



Blenman Elm neighborhood

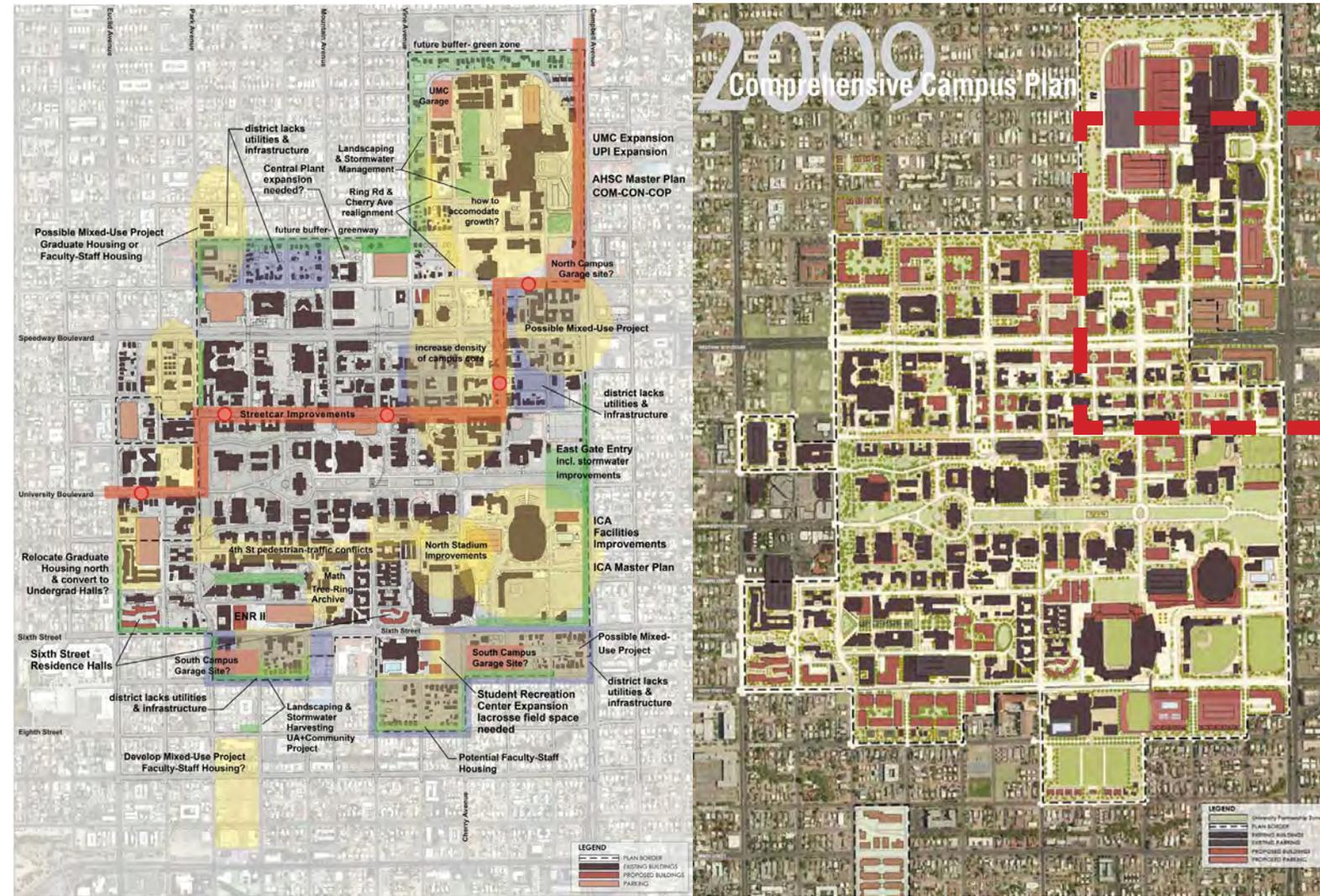


University of Arizona



**Consistent Themes :**

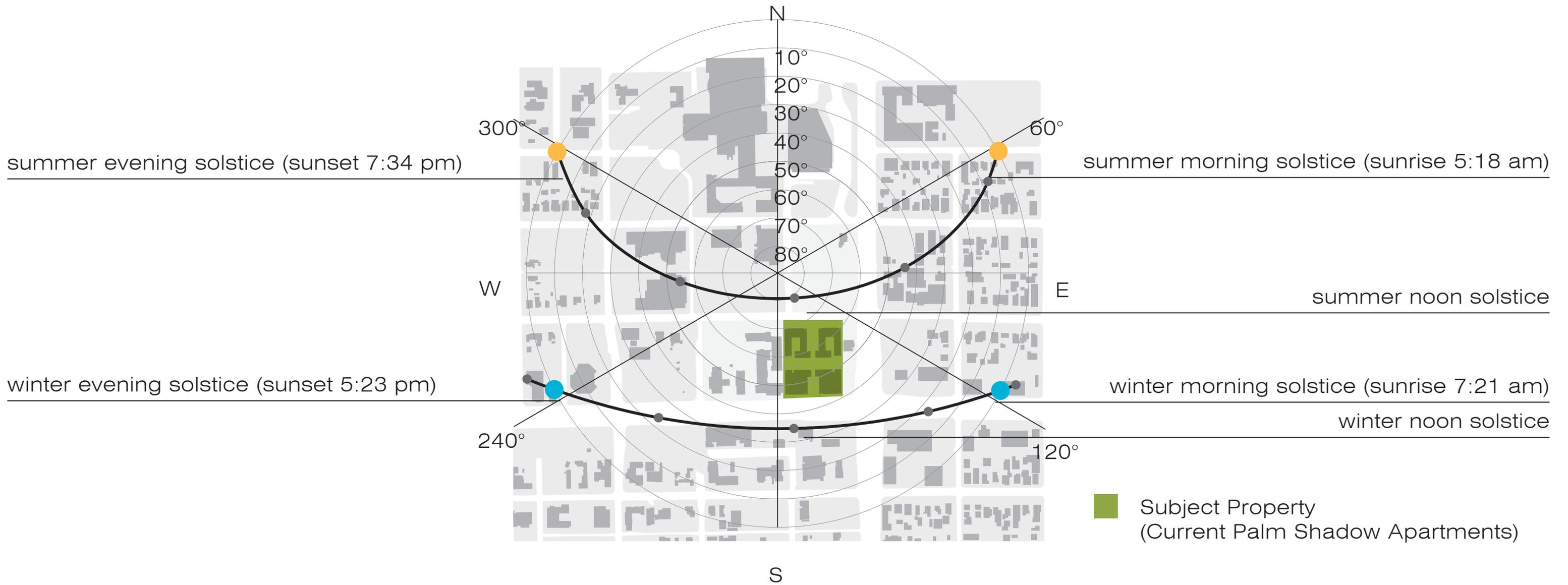
- open space
- connections
- edges and gateways
- infill strategy
- housing
- transportation / transit
- infrastructure
- sustainability

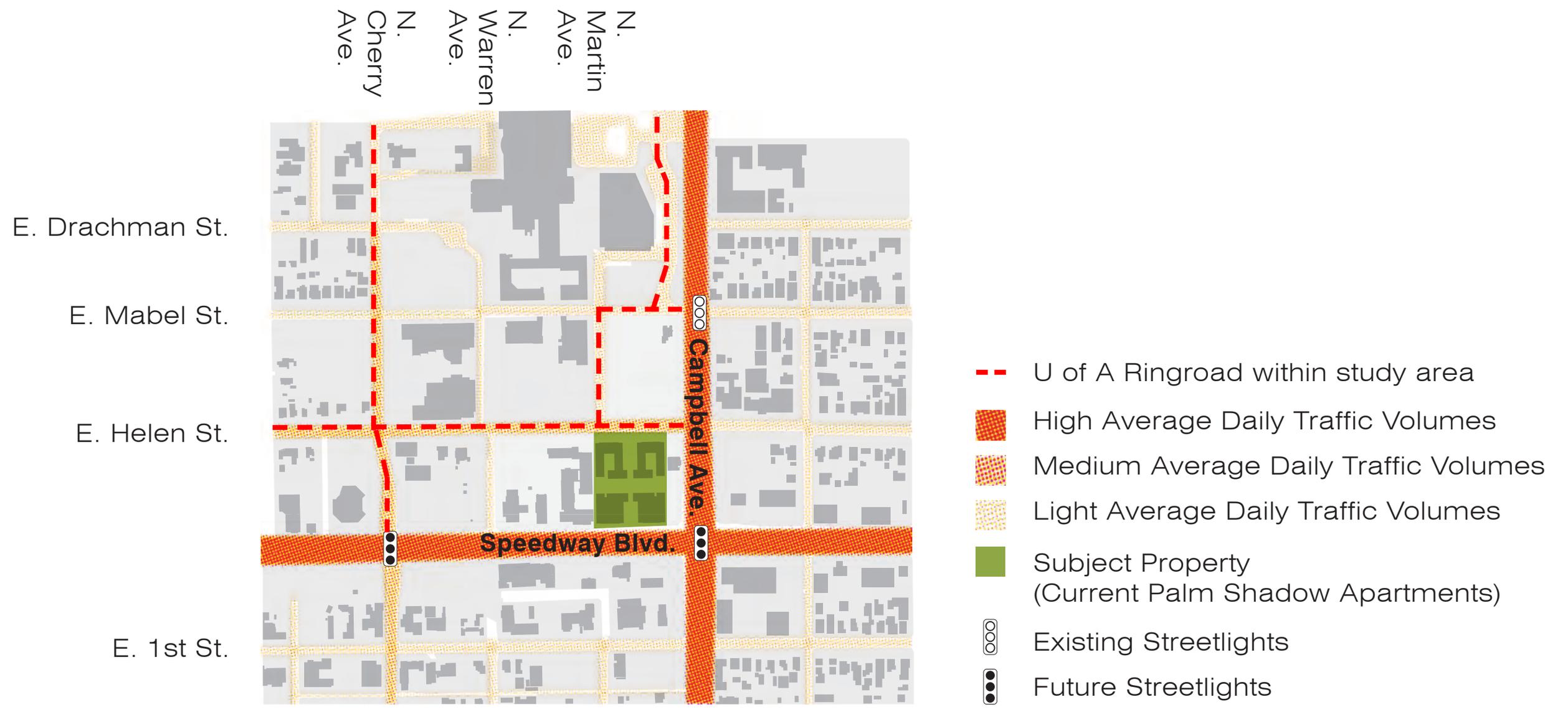


**Private-Public partnerships are on the rise**

Since 2003, over **\$646 million (over 1.6 million gross sf)** of academic, research or institutional space has been constructed or is in the process of being constructed. 2003 enrollment cap has been removed and **substantial student body growth** is now expected which must be accommodated in the campus plan. A constrained State fiscal environment has encouraged more **creative approaches to realizing projects, including a rise in public-private development partnerships**

Broader changes in the economy and an increased demand for more compact urban settlement has fostered support for new transit options. **The Tucson Modern Streetcar** offers new opportunities for the University to engage growth and development downtown and along the streetcar line by **seeking out appropriate public-private partnerships**. The Comprehensive Campus Plan is scheduled for the **next update in 2014/2015**. The Speedway Campbell Gateway will be closely coordinated.





Speedway Campbell intersection



Waverly Bike Boulevard  
(6 blocks north of site)



- ◀ Main Pedestrian + Bicycle Access
- 1/4 mile walking radius
- Modern Streetcar stop
- Modern Streetcar phase 1
- Modern Streetcar phase 2 (to foothills)
- Modern Streetcar phase 3 (to airport)
- - UofA Cat Tran Shuttle Route
- - Sun Tran Bus Route
- Subject Property  
(Current Palm Shadow Apartments)

existing tracks



covered walkway



Highland Ave underpass



Tucson Modern Streetcar



U of A Cat Tran shuttle bus



UMC Cherry Garage

UMC Patient / Visitor Garage

Highland Parking Garage

- approximately 6500 existing parking spaces near site
- this project will add 2200 additional spaces



- Parking Garage
- Surface Parking
- Street Parking
- Subject Property  
(Current Palm Shadow Apartments)  
(Planned 950 Parking Spaces)

existing Helen Street parking lot

existing Helen Street parking lot



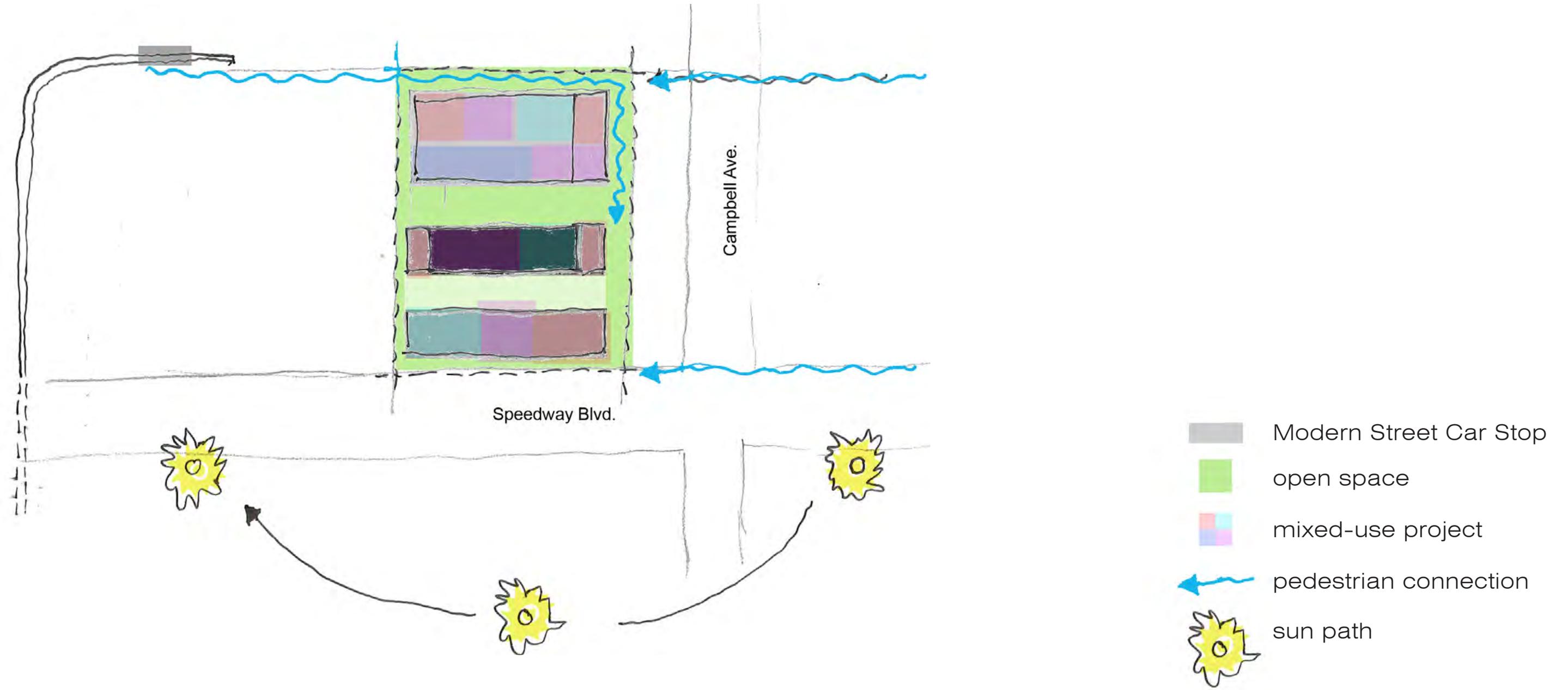
UMC Patient / Visitor Garage

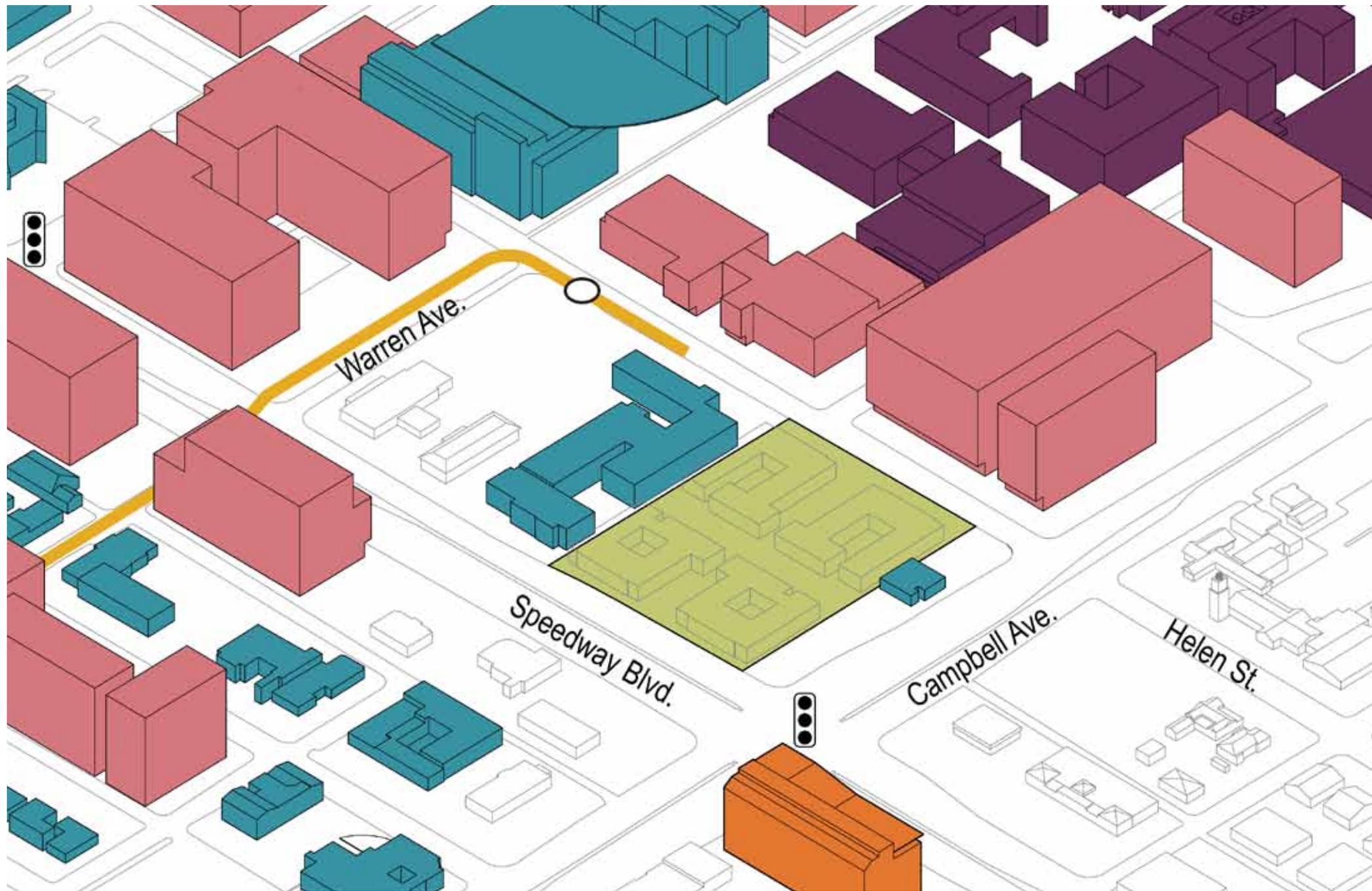
existing Helen Street parking lot



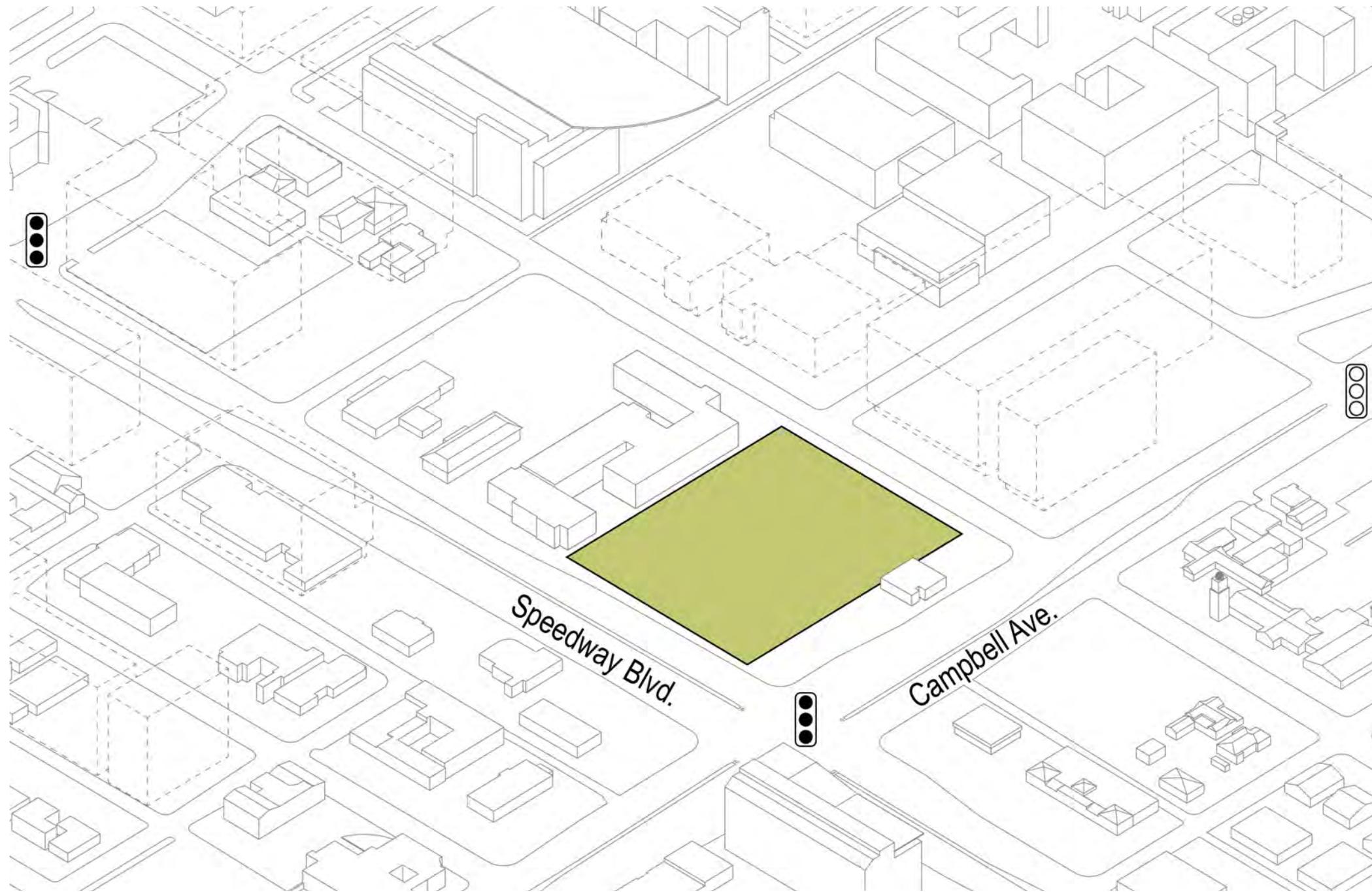
# 1.4 Site | Existing Available Parking

# Palm Shadow Masterplan

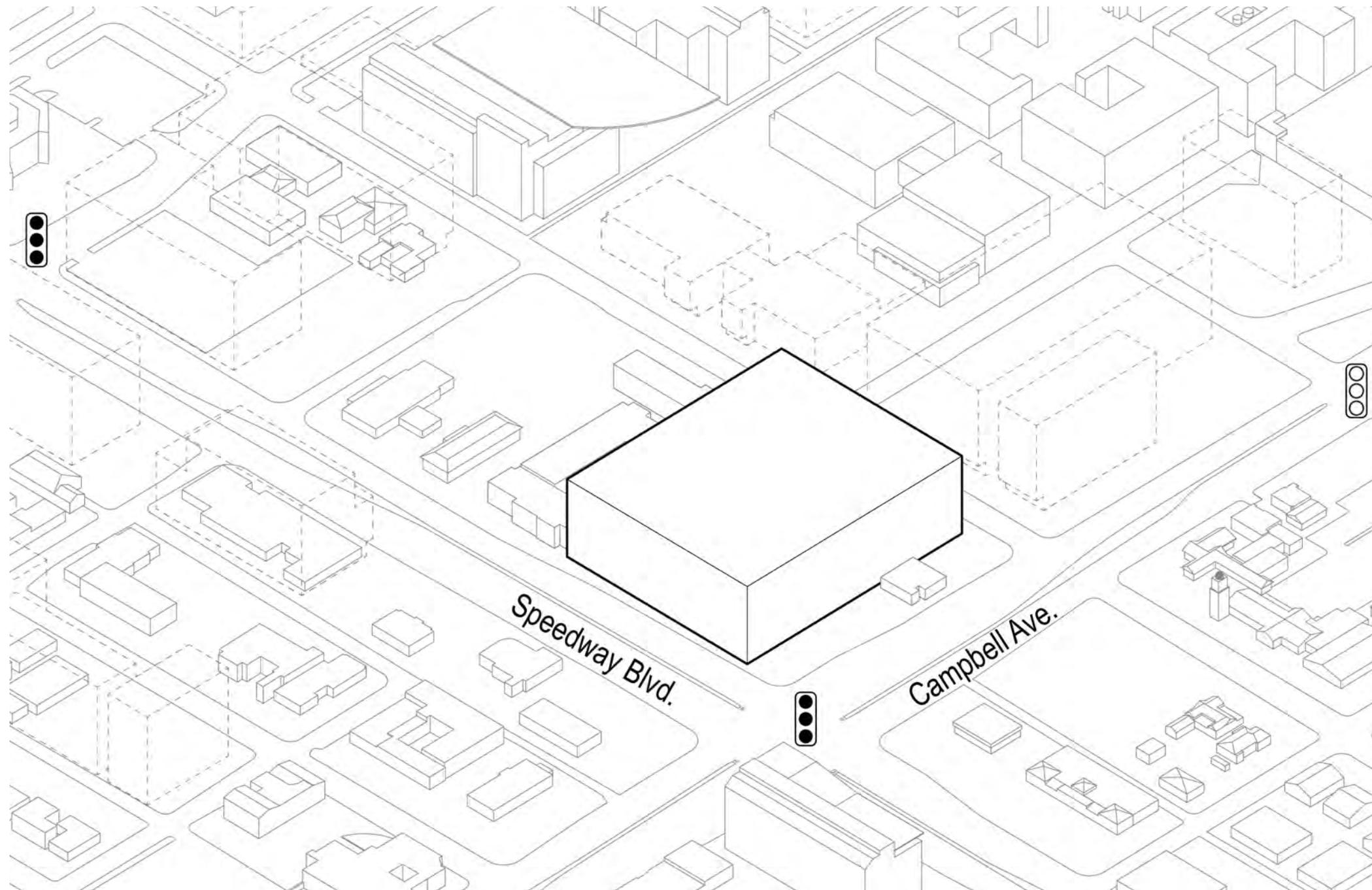




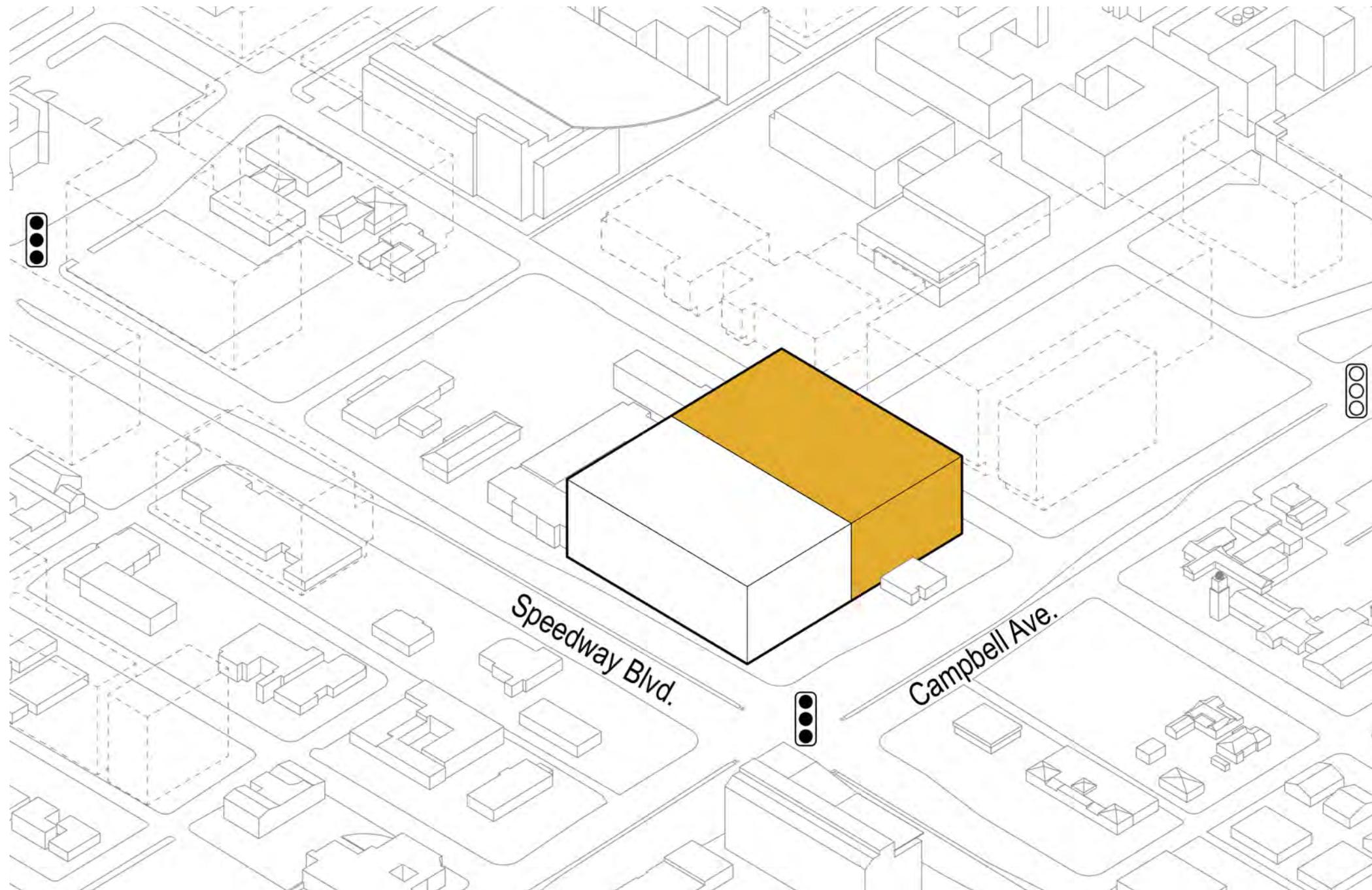
- Subject Plan Amendment (Current Palm Shadow Apartments)
- Existing Context
- Existing A Loft Hotel
- University of Arizona, Existing Buildings
- Arizona Health Sciences/ABOR (Existing Buildings)
- 2009 Comprehensive Campus Plan, Proposed Massing
- Existing Modern Street Car Route and Helen-Warren Station



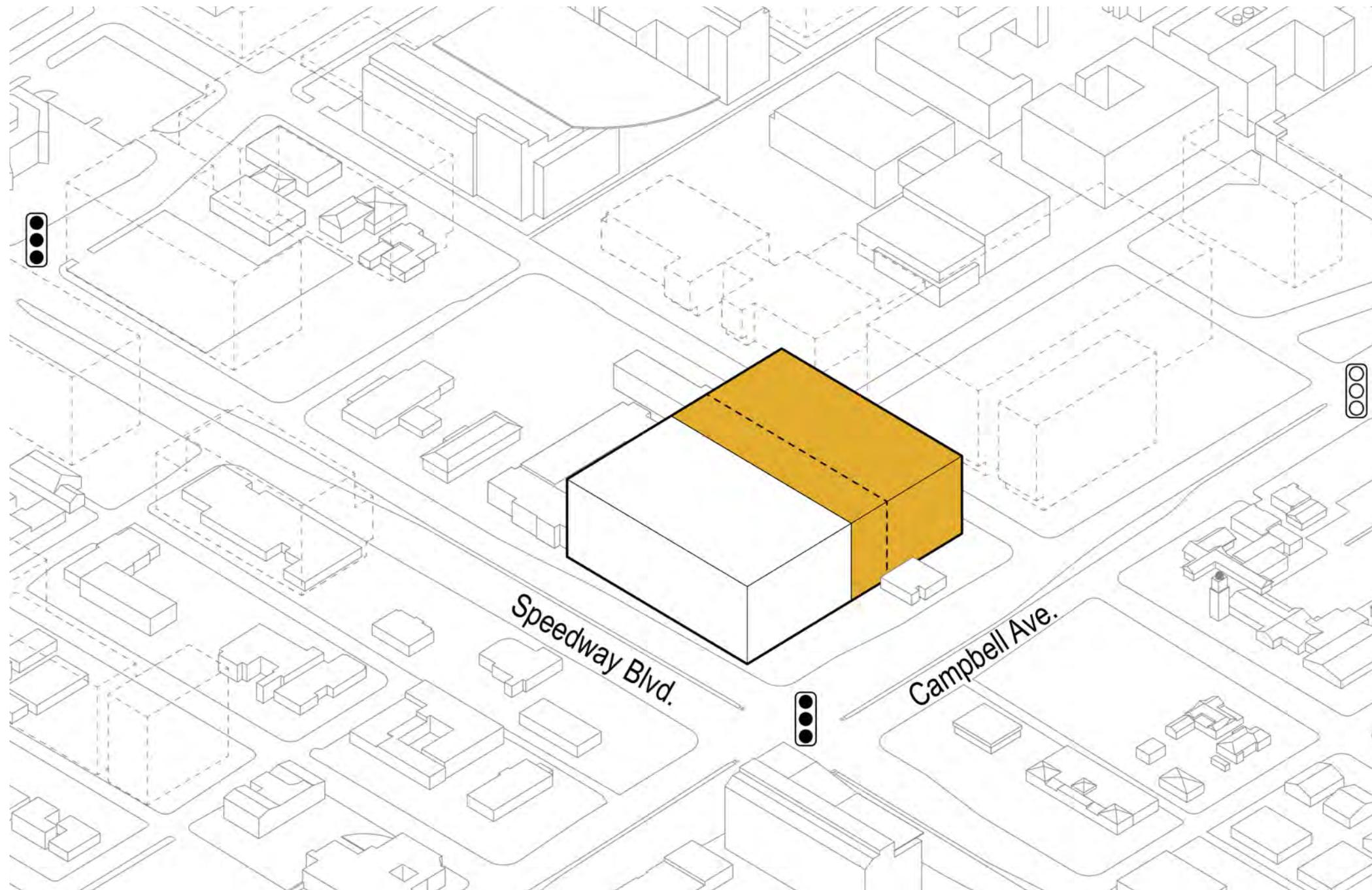
 Site



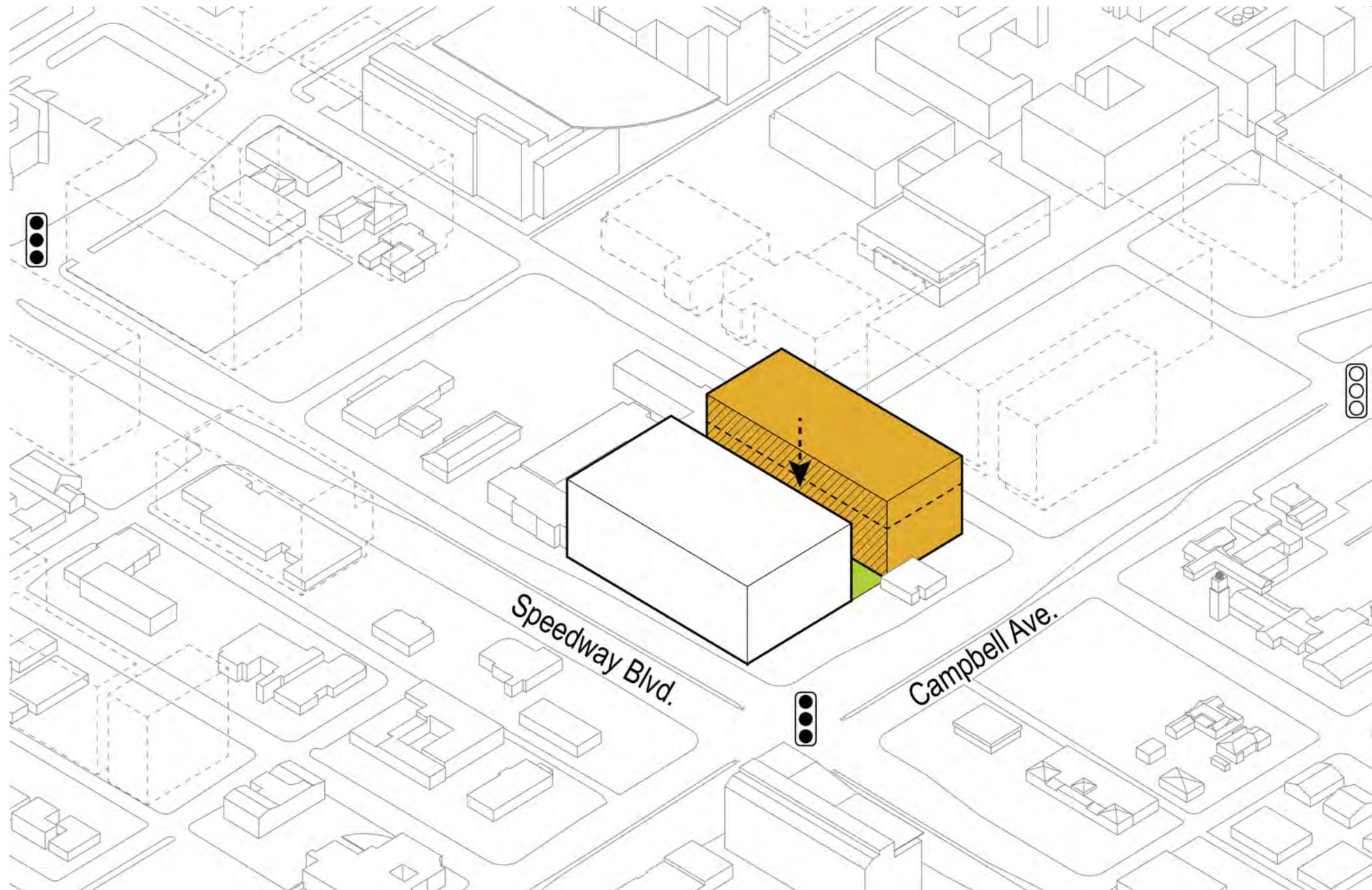
□ Mixed-Use Program with current University Area Plan



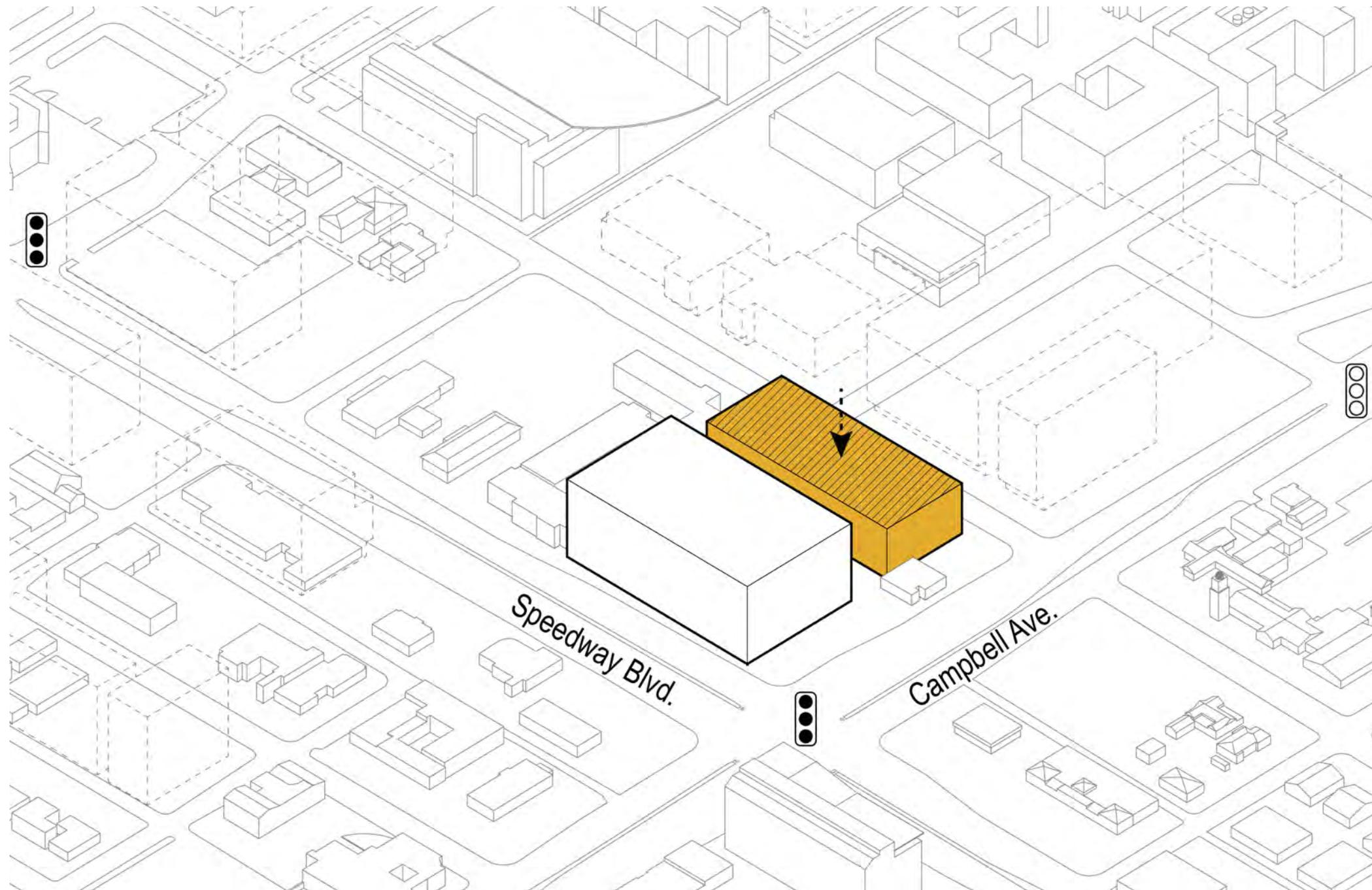
- Mixed-Use Program
- Covered Parking



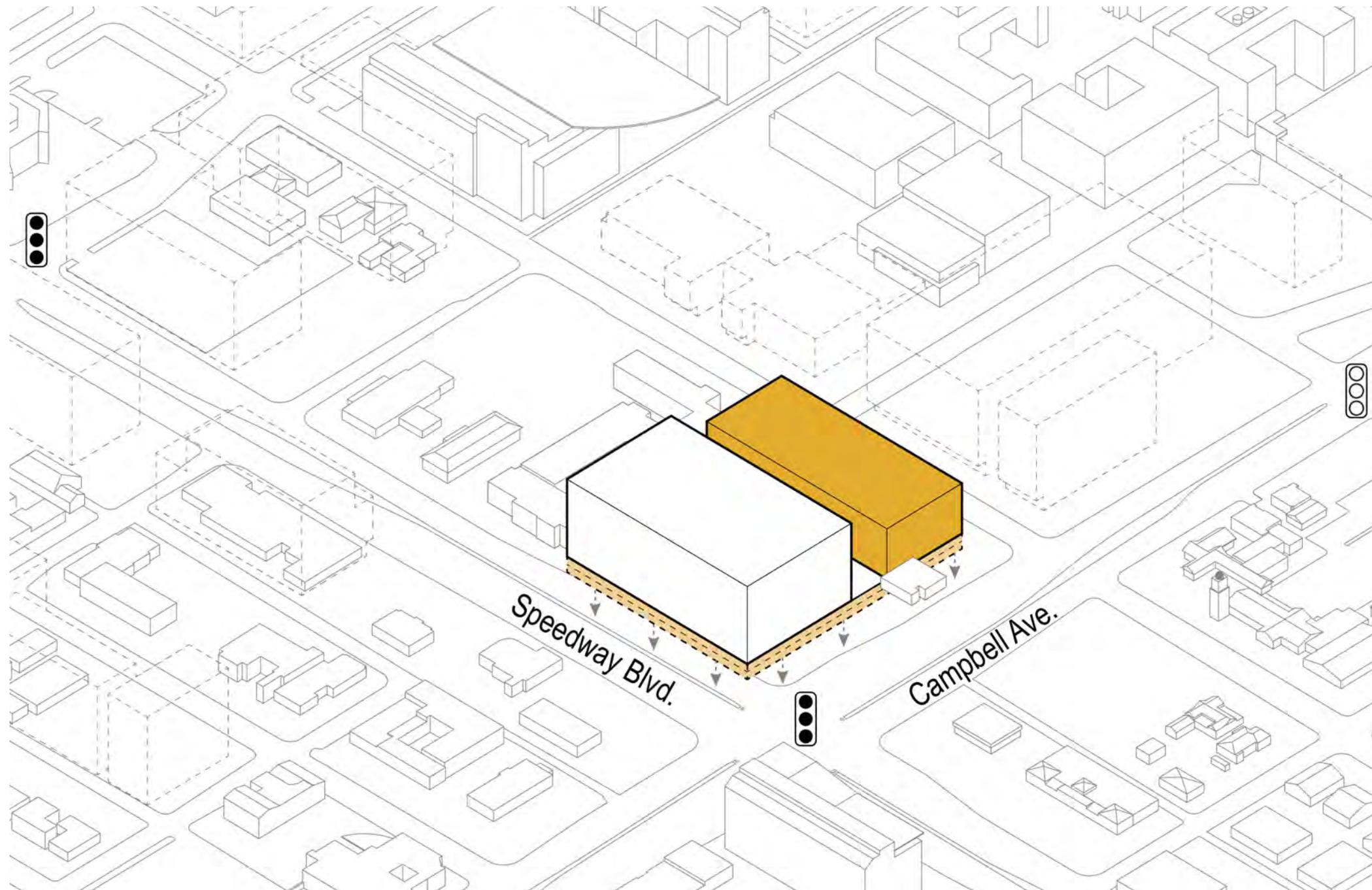
- Covered Parking
- Piazza



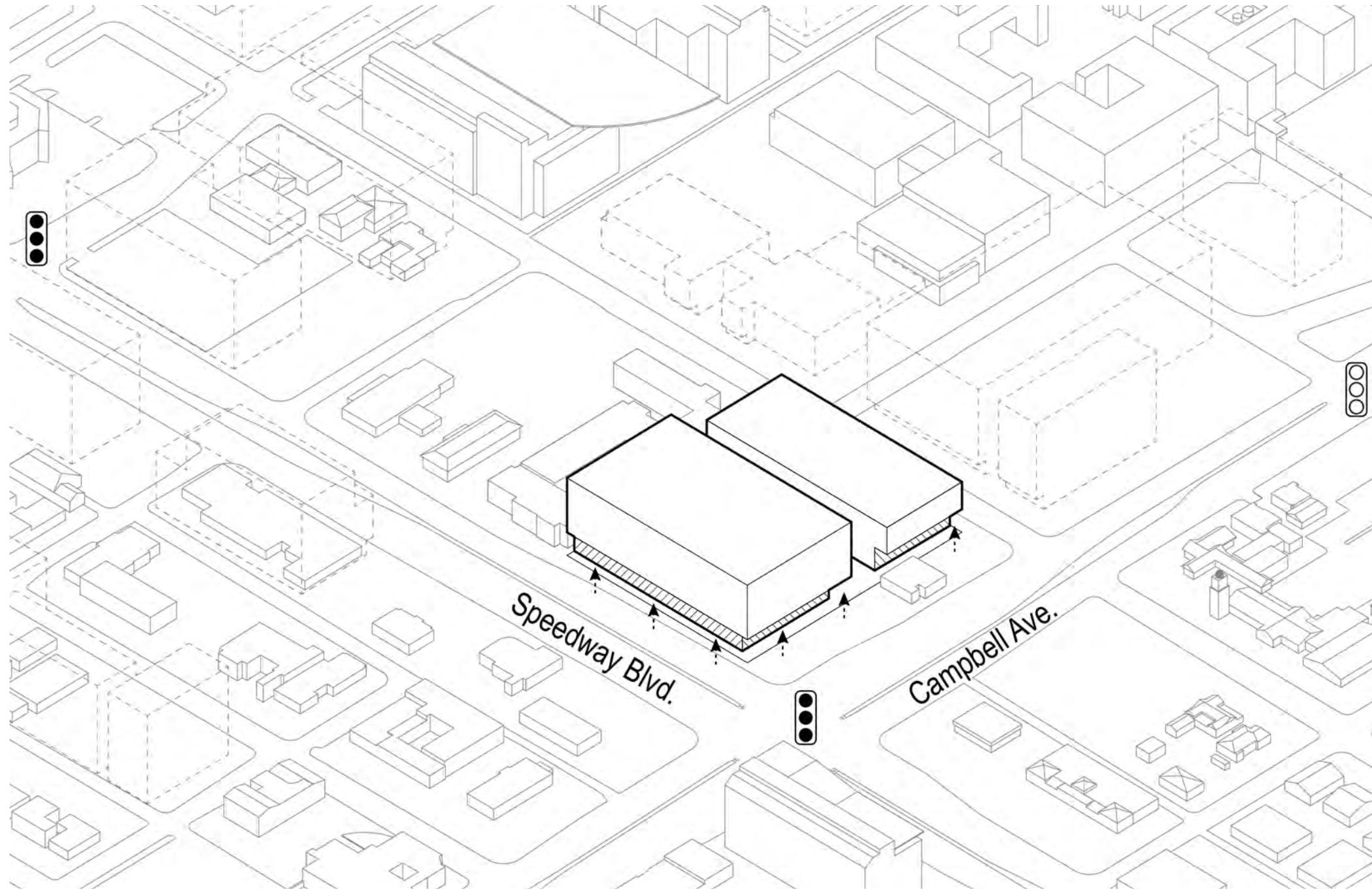
- Covered Parking
- Piazza



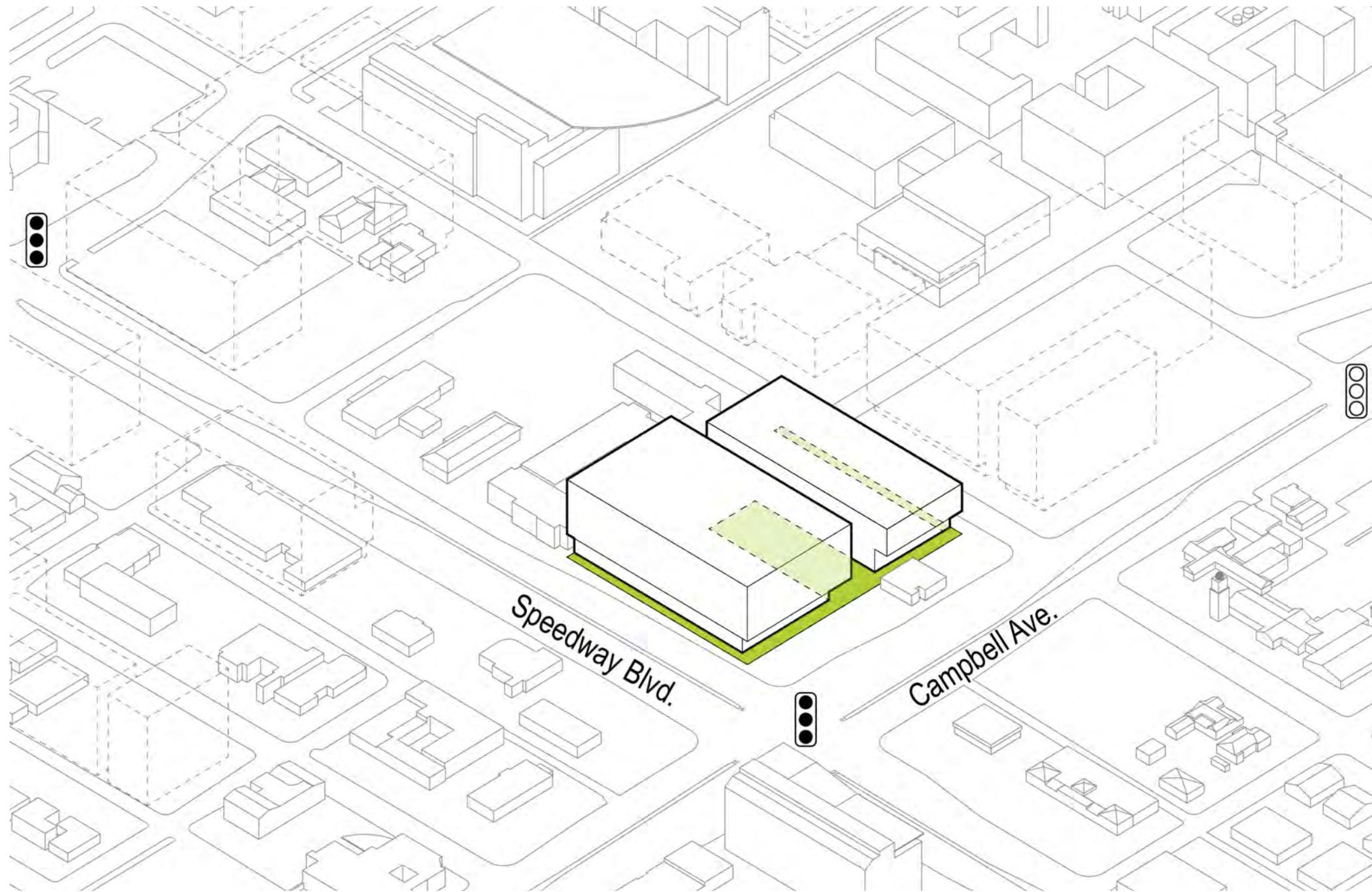
- Covered Parking
- Underground Parking



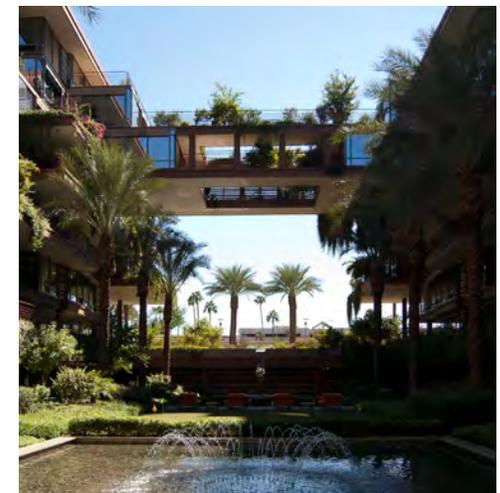
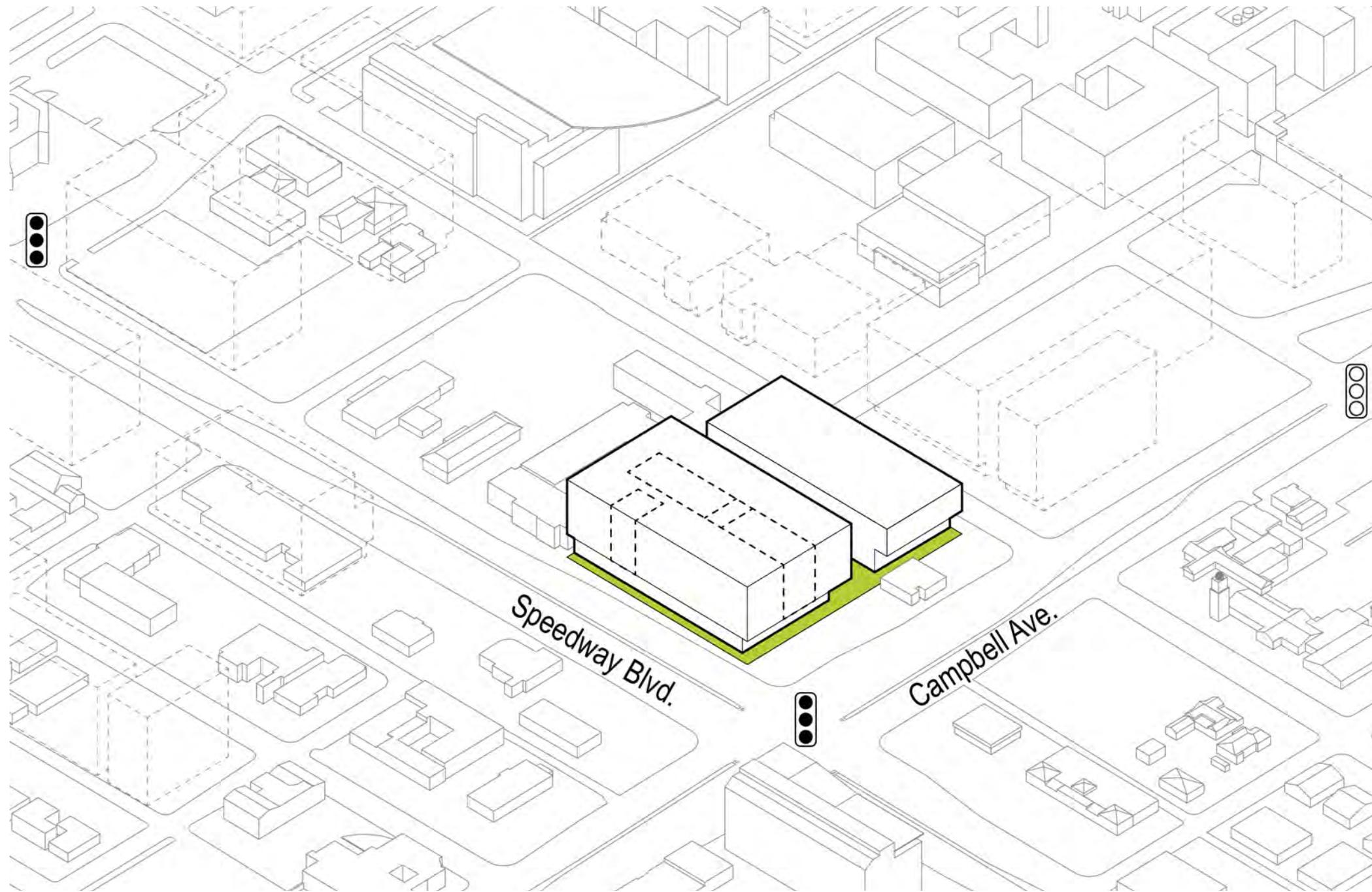
- Covered Parking
- Underground Parking



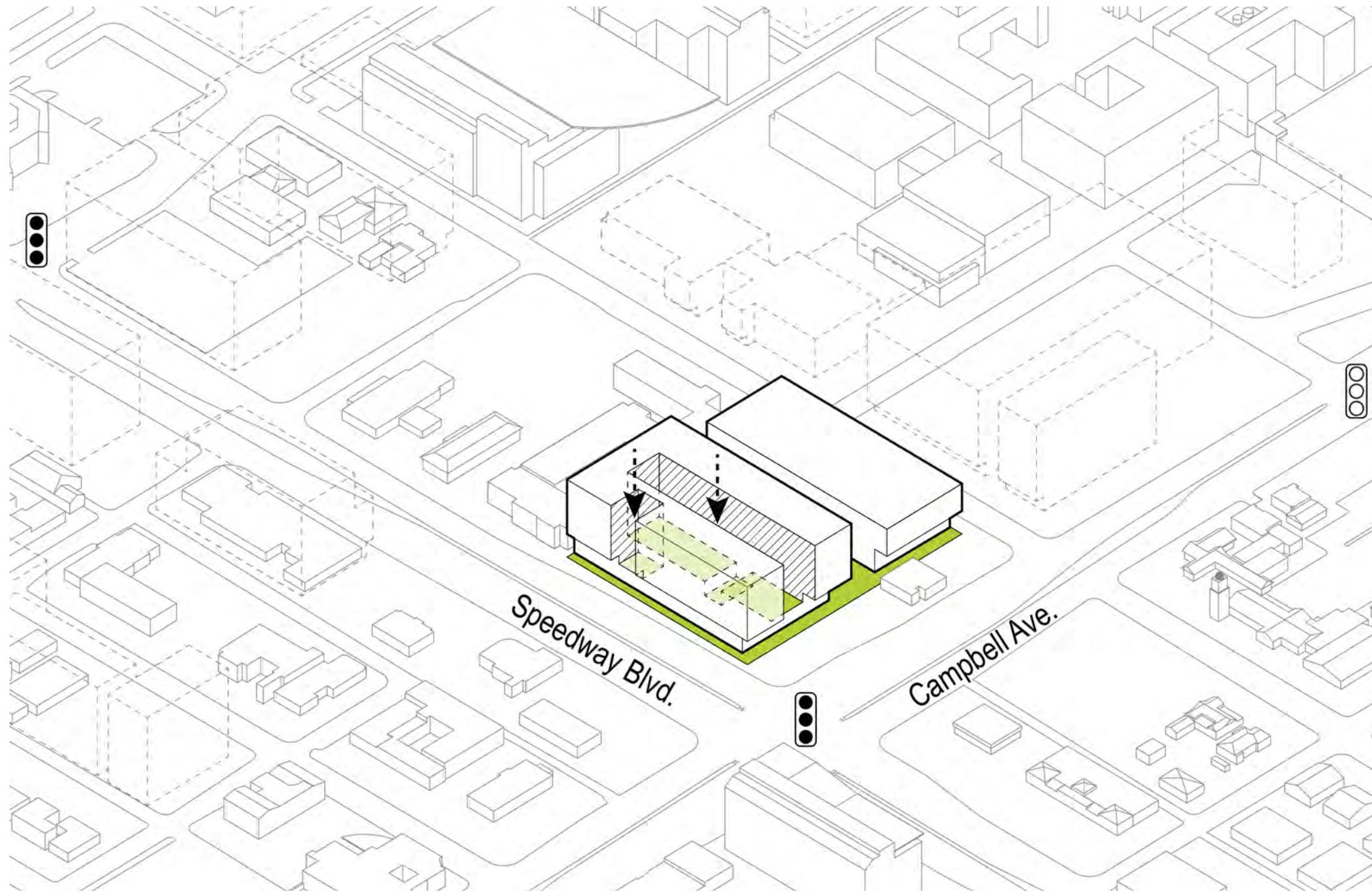
■ Open Space



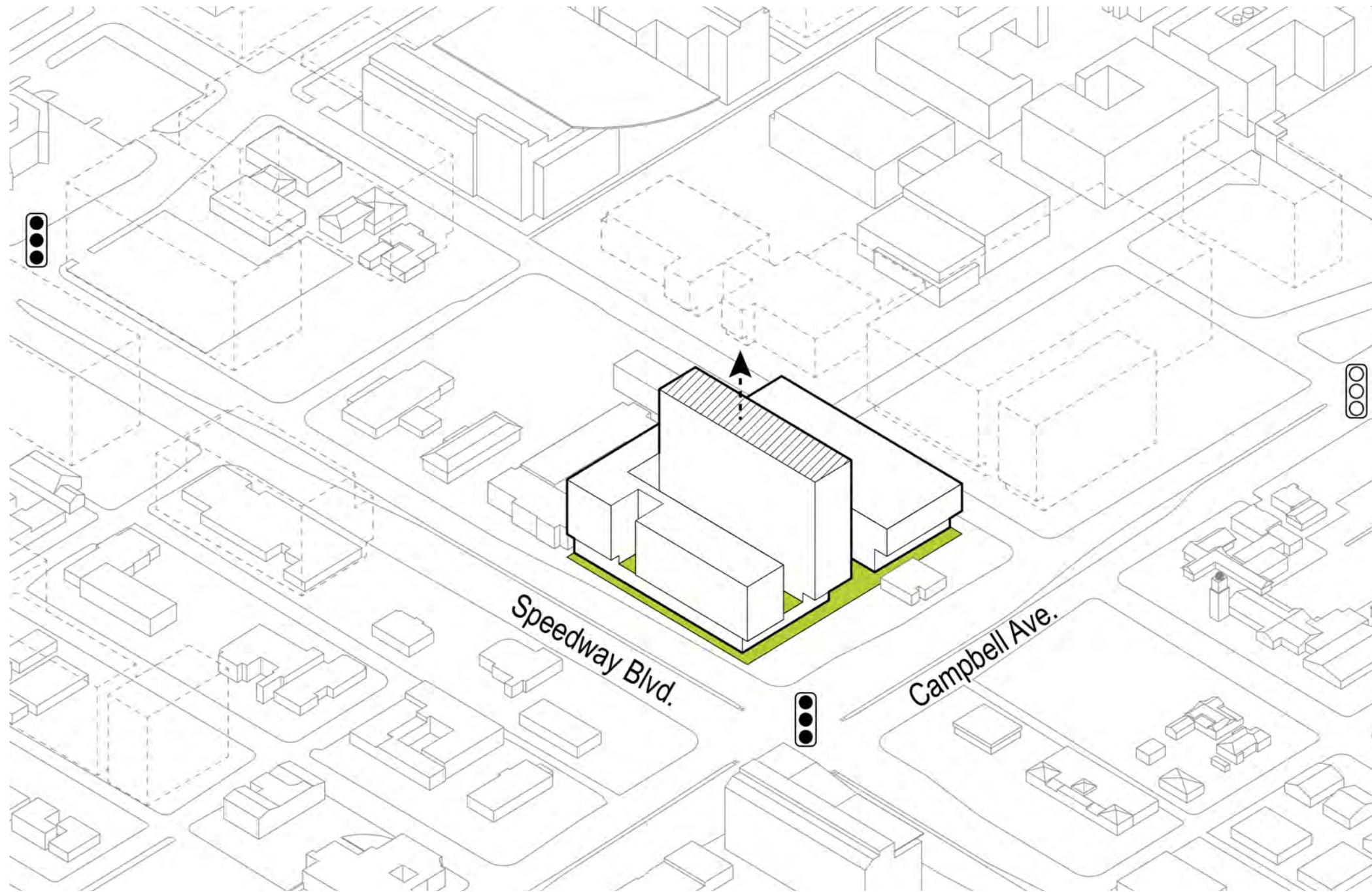
■ Open Space



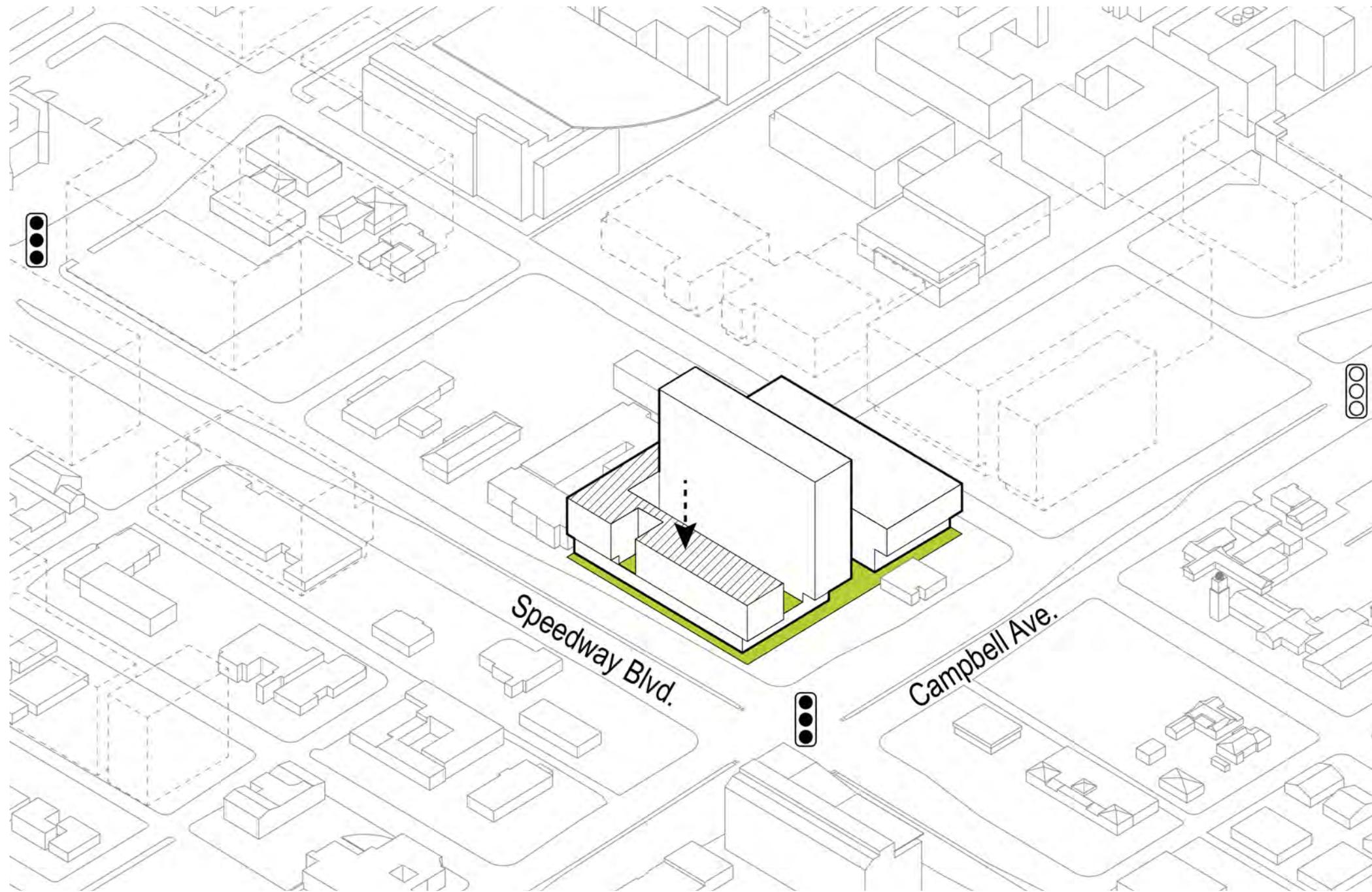
■ Open Space



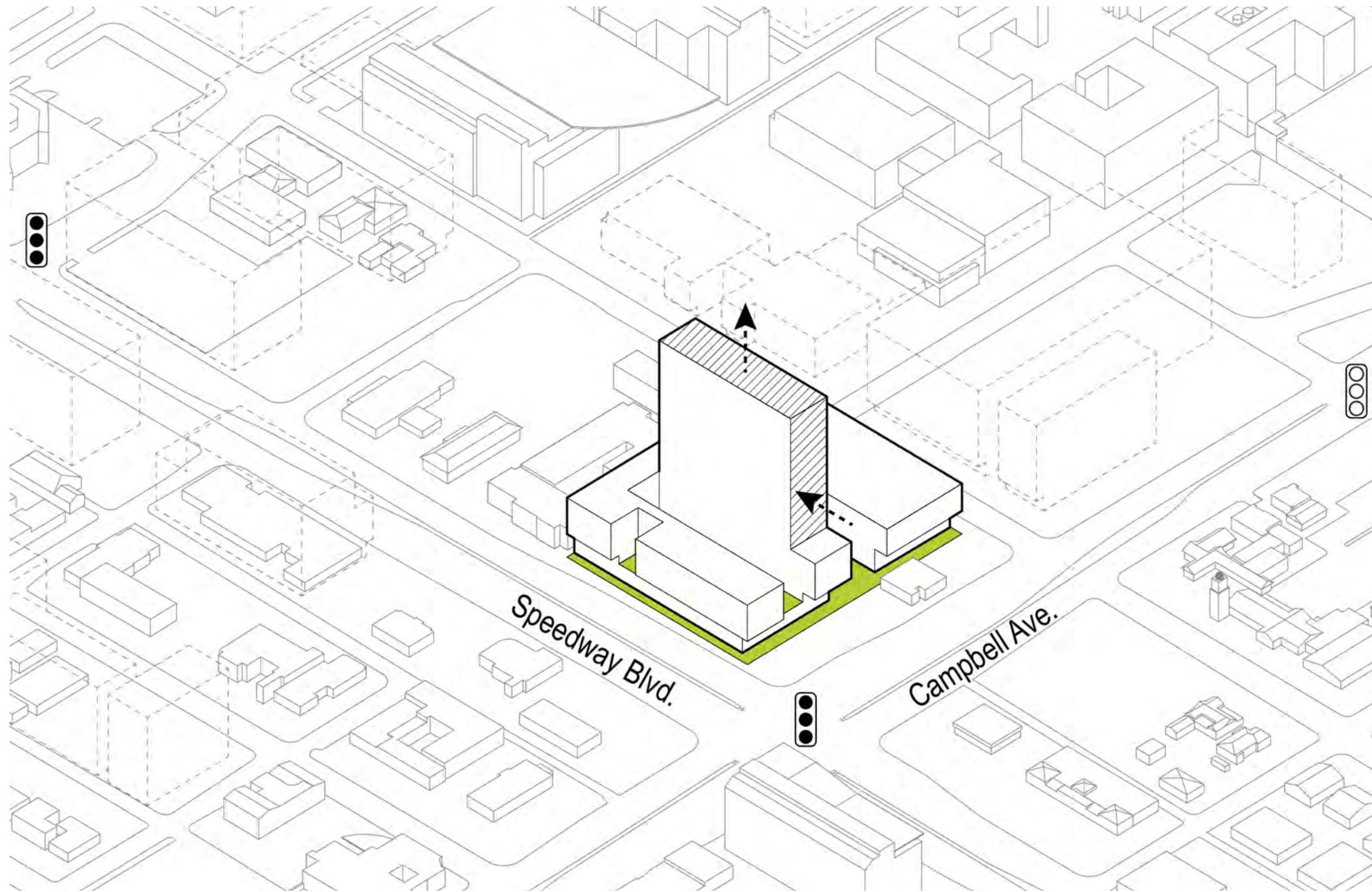
■ Open Space



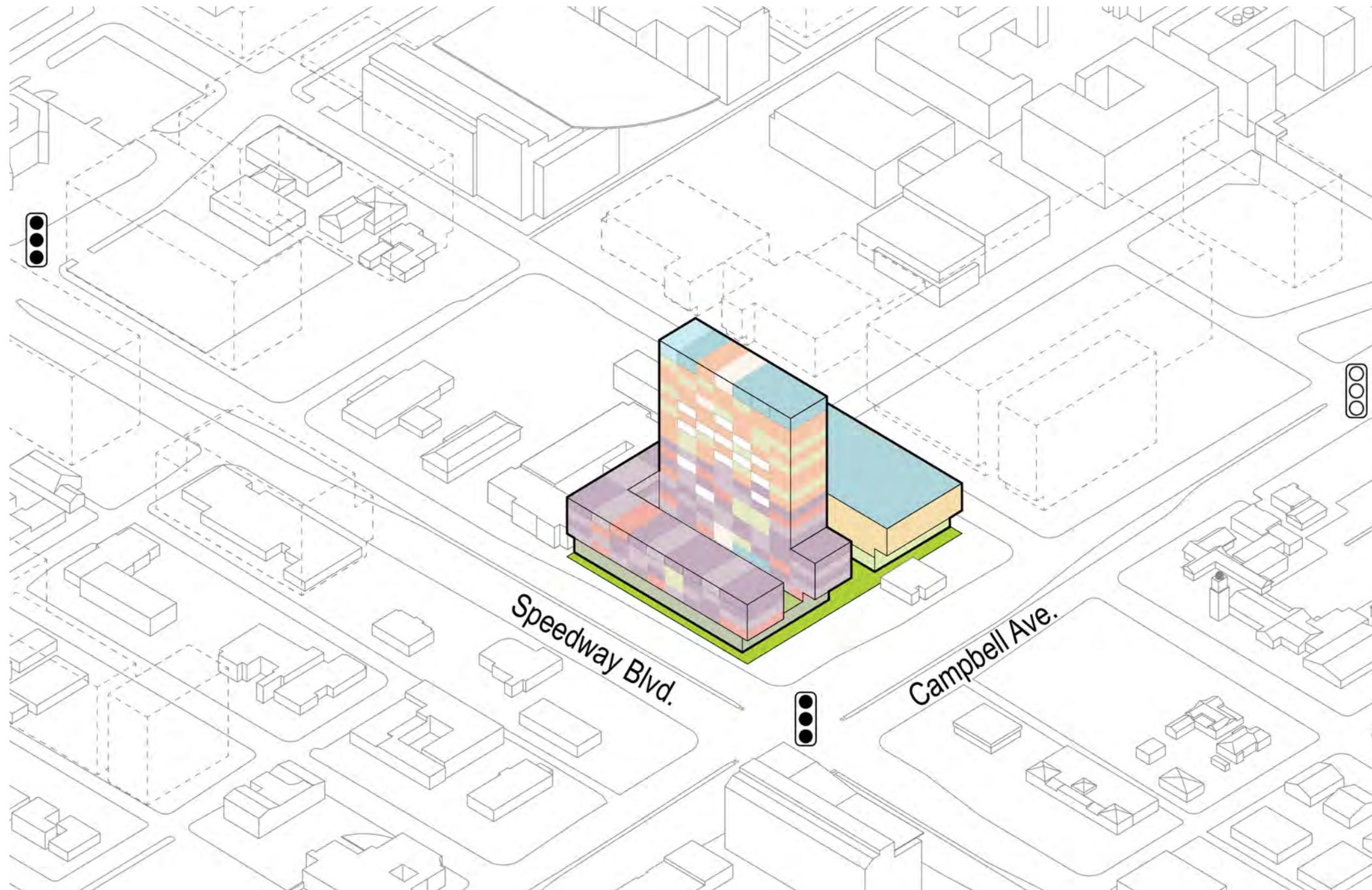
■ Open Space



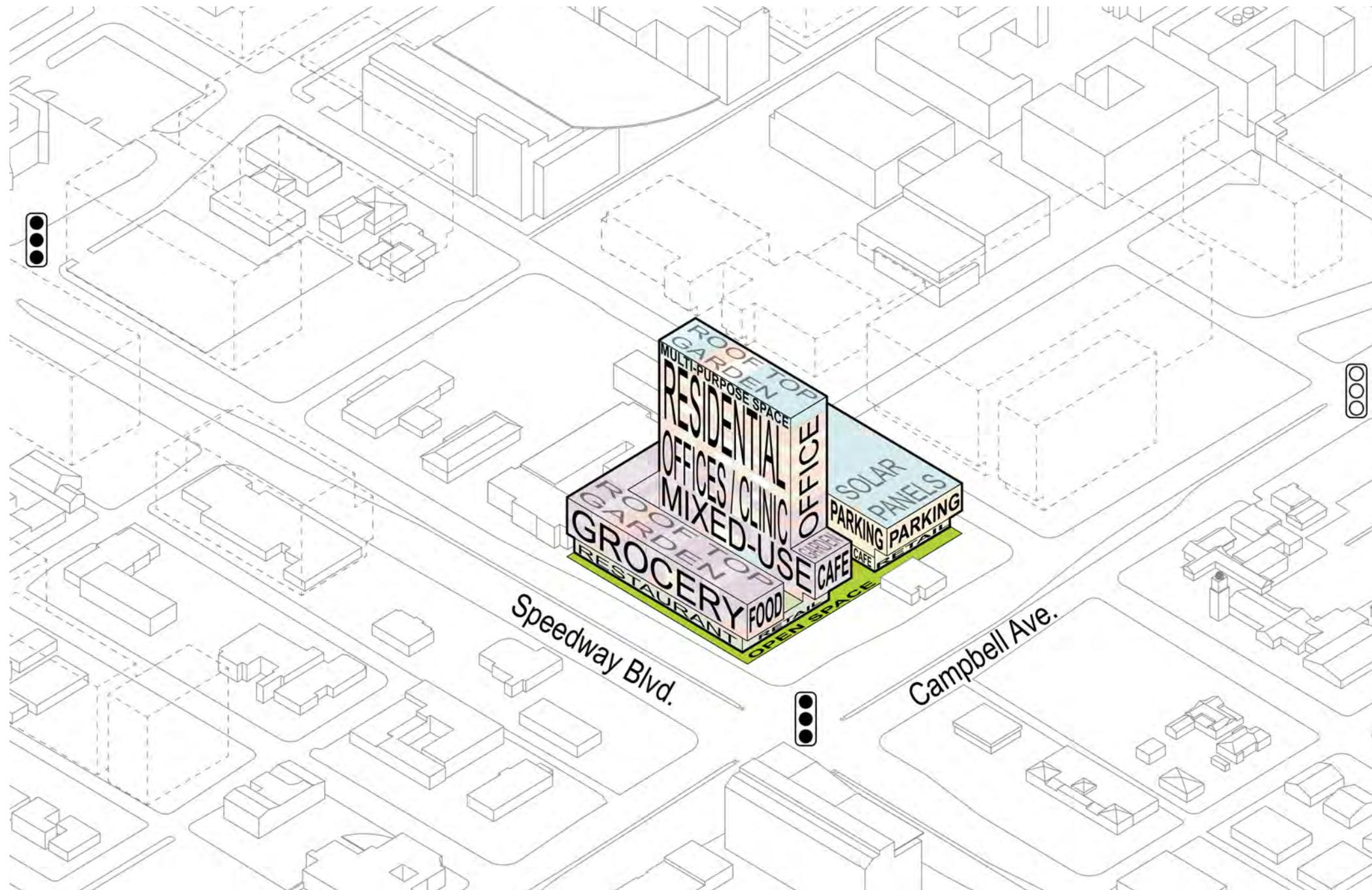
■ Open Space



■ Open Space



Mixed-Use Project



Mixed-Use Project

## 1 Narrow Streetscape

- Self shading through building masses
- Natural airflow through Venturi effect
- Outdoor activity all year



## 4 Facade

- South : horizontal louvers
- East/west : vertical fins



## 2 Courtyards

- Refreshing microclimate environment
- Shade



## 5 Green roofs

- Exterior space
- Thermal insulation



## 3 Orientation

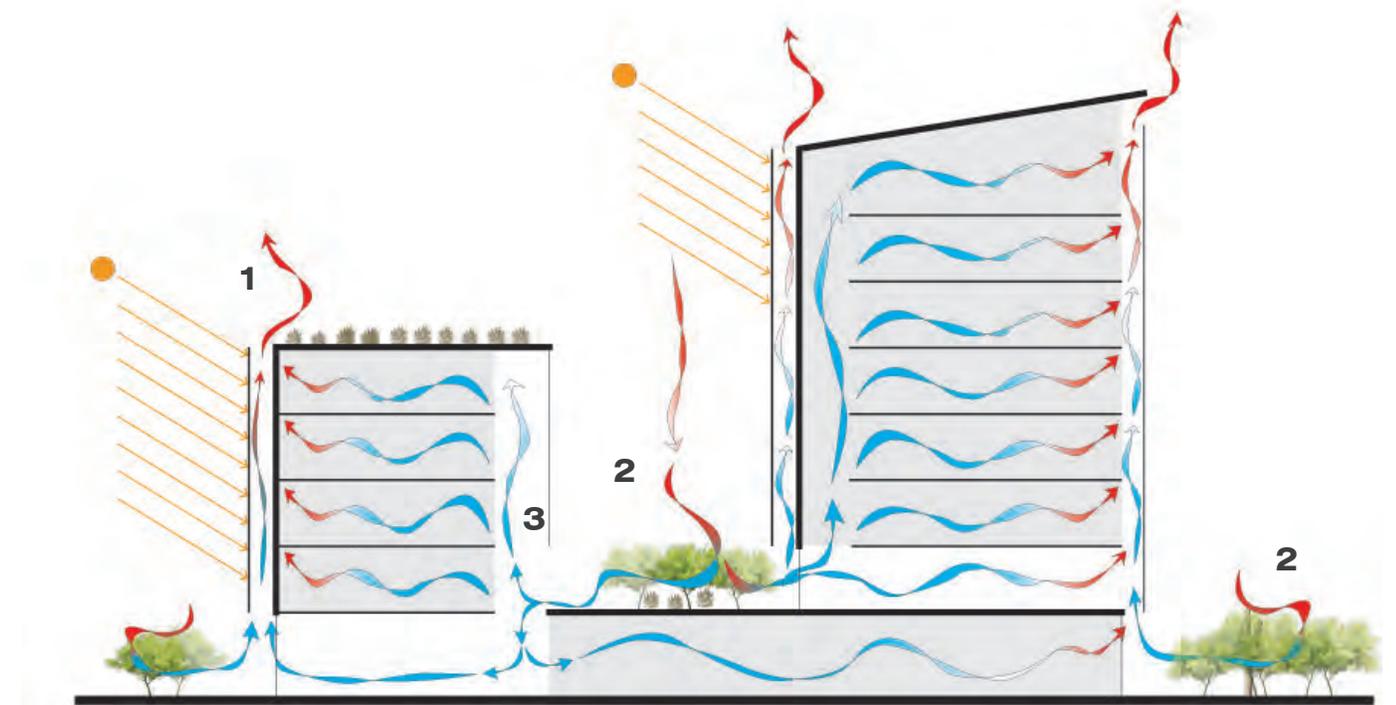
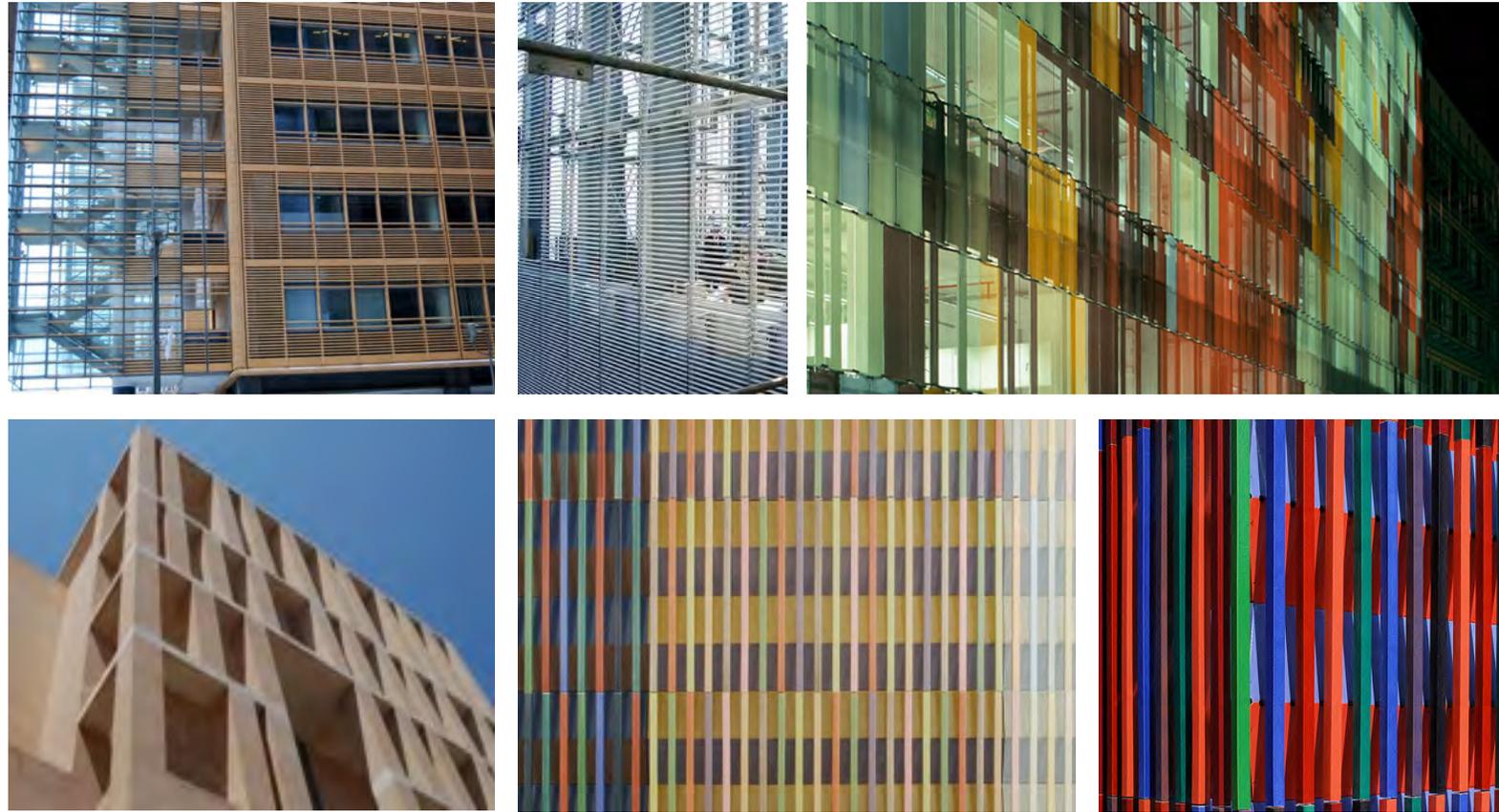
- Maximize northern and southern exposure
- Minimal harsh east/west exposure



## 6 Water harvesting

- Reuse water to create landscaping and cool microclimates

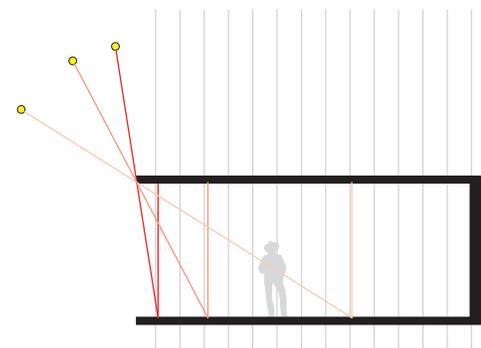




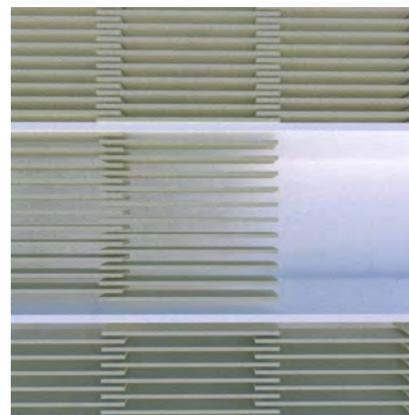
Passive Cooling Strategy

- 1 Cooling through Convection Effect
- 2 Refreshing Microclimate courtyards and streetscapes
- 3 Natural airflow through interior atriums

Vertical Section Through Facade and Typical Room in June 21 : Shading



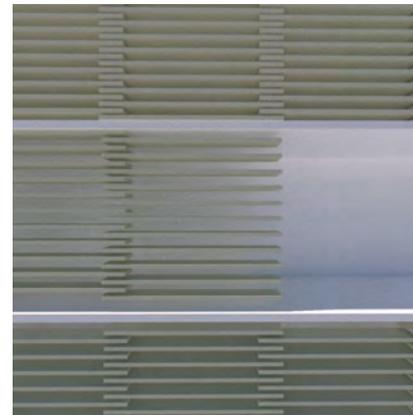
9 am



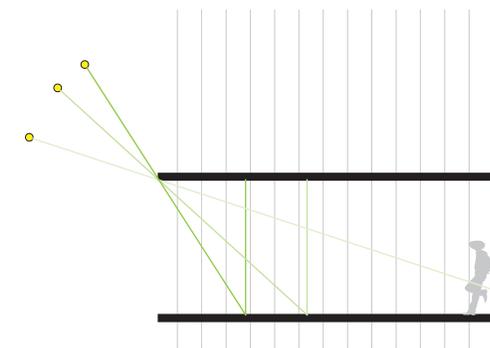
12 pm



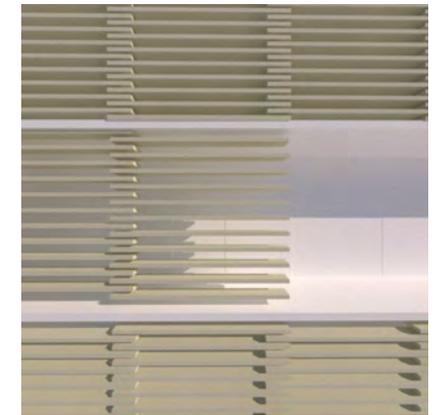
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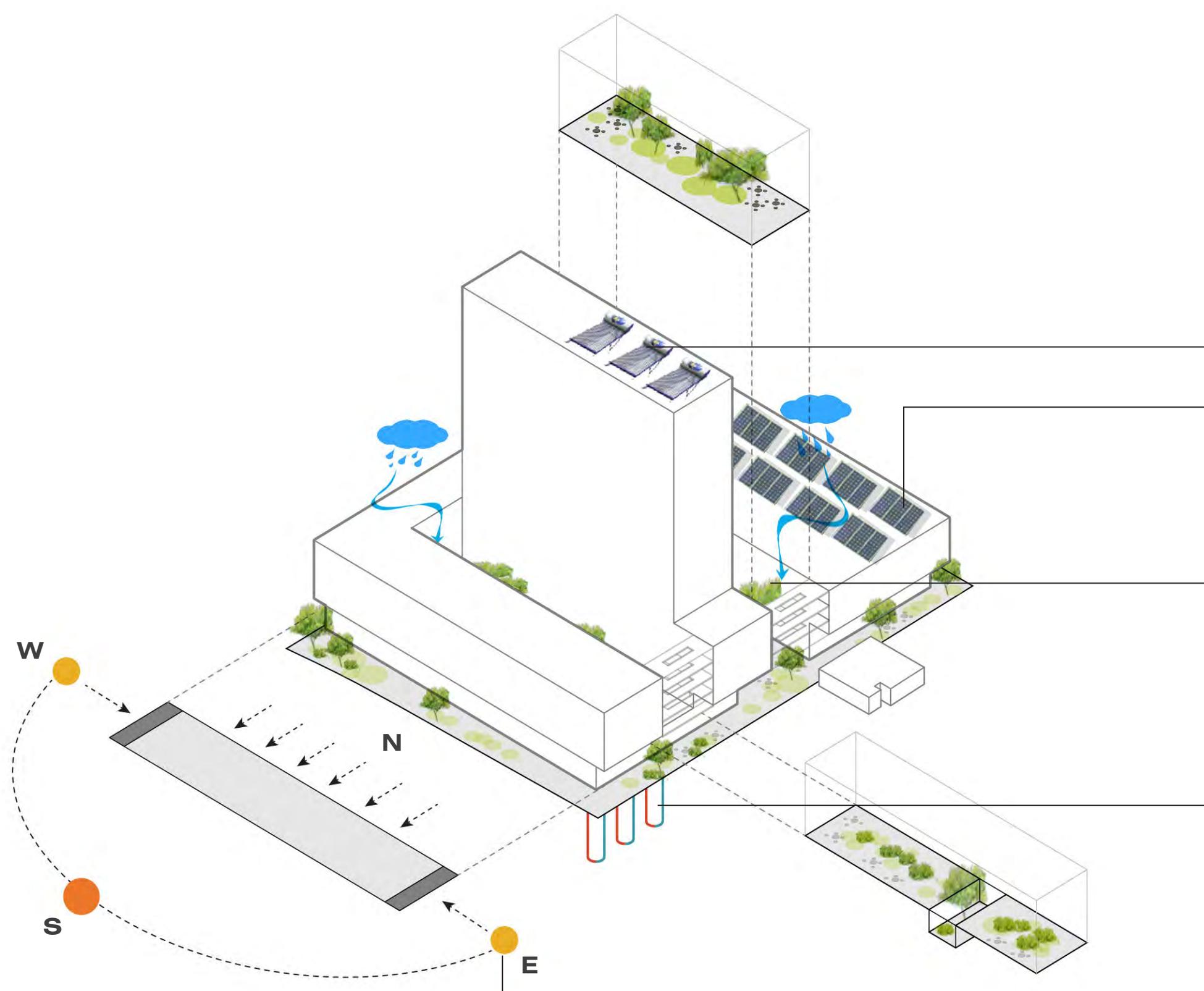


Vertical Section Through Facade and Typical Room in March / Sept 21 : Shading

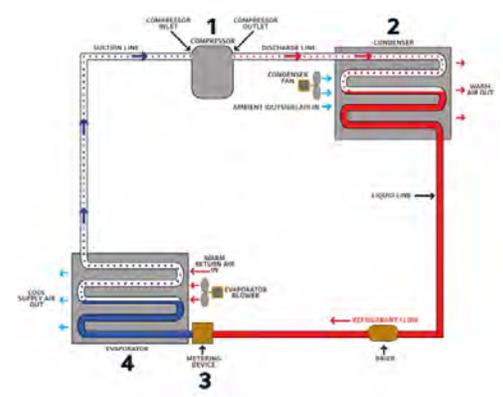


9 am





**1 Efficient HVAC w/ Condensate Water Collection**

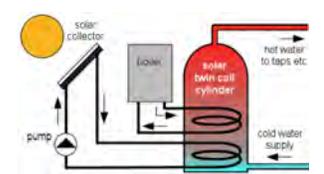


**2 Solar water heater**



**3 Photovoltaic Panels**

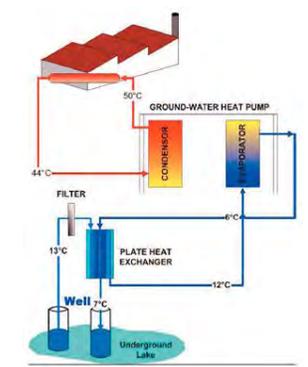
- Harvest solar energy
- Provide shade structure



**2 Rainwater Harvesting**



**5 Geothermal Energy**



**6 Optimized Passive Solar Diagram**



■ The massing of the U of A buildings are based on the 2009 update of the Comprehensive Campus Plan. The U of A will update the CCP within the next year, so changes might be applicable.



■ The massing of the U of A buildings are based on the 2009 update of the Comprehensive Campus Plan. The U of A will update the CCP within the next year, so changes might be applicable.



The foreground shows ABOR owned land. All design features on this site are assumed only and are not representative of any real plan landscape by the U of A.



**Rick Joy Architects**

July 2014

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