



# Sterling Tucson

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## Main Gate Overlay District Design Review Committee Meeting

August 31, 2016

# Project Team

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- **Development Team**
  - The Din/Cal Development Team
  - The Dinerstein Companies Property Management Team
- **Zoning Attorney**
  - Lazarus, Silvyn & Bangs PC
- **Landscape Architect**
  - The Planning Center
- **Civil Engineer**
  - Rick Engineering Company
- **Architect**
  - Gensler
- **Structural Engineer**
  - SCA Consulting Engineers
- **Mechanical Engineer**
  - Blum Consulting Engineers

# DRC Member Meetings – Feedback

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- Management: Construction & Operations
- Stakeholder Outreach
- Architecture & Design
- Roof & Pool Design, Safety
- Project's Physical Relationship with Neighborhood
- Landscaping & Streetscapes
- Circulation & Access: Vehicles, Bikes & Pedestrians



# The Dinerstein Companies (TDC)

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- Established in 1955, TDC is a family-owned and operated company with offices in Houston, TX and Solana Beach, CA
- TDC currently has \$1.41 billion in apartment assets under management
- TDC is the leading “green” developer in the country with \$1.91 Billion in LEED Silver/Gold apartment product completed or under development
- Recent company awards include USGBC 2015 Green Builder of the Year as well as being named a winner of ‘101 Best and Brightest Companies to Work For’

BEST AND  
BRIGHTEST®

HOUSTON BUSINESS JOURNAL  
B P t W  
2015 BEST PLACES TO WORK

# Sterling University Housing

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- Wholly owned subsidiary of TDC, Sterling University Housing was founded in 1995
- Largest builder and developer of off-campus student housing in the country, having completed student housing developments at thirty-nine different national universities
- Sterling University Housing has successfully developed sixty-four properties totaling over 36,000 beds in twenty-six states

# Recent Sterling Properties













# Community Outreach

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- Met with Ward 6 Office to introduce the project and team
- Met with Islamic Center board members to better understand issues they have been dealing with and to introduce project and applicant
- Met with director of the Arizona History Museum to introduce project and team
- Met with representative of West University Neighborhood to understand concerns and introduce the project and applicant
- Met with Design Review Committee members to introduce the project and discuss potential concerns



# OPERATIONS & MANAGEMENT

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## Amenity Access

- Rooftop Amenity space will be restricted to keycard access via the elevators and stairwell doors. The amenity space will close and lock down at 10:00pm each night



# Addressing Behavioral Issues

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- The TDC lease includes a “Conduct of Resident” section that addresses behavioral issues including, but not limited to: noise, disorderly conduct, unlawful activity, disturbances, threats, possession of weapons, possession of illegal drugs and paraphernalia, hazardous materials, and criminal activity
- TDC “Conduct of Resident” explicitly and expressly makes residents responsible for the conduct of their guests
- TDC “Conduct of Resident” allows management to pursue all available rights or remedies to address behavioral issues, including seeking possession of the apartment

# Addressing Behavioral Issues (cont.)

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- Management will maintain an open and regular dialogue with the University regarding behavioral issues we are having with residents who attend the University
- In order to “set the tone” during move-in, the property proposes to contract with a security company for 1 guard during the day and 2 guards at night for the first two weeks after move-in. After that period the property is currently projecting to continue with 2 guards at night from 9pm-4am on Thursday-Saturday nights
- Security cameras at each entrance and exit to the garage including license plate cameras, cameras inside each elevator, and cameras through the level 1 common areas including inside each amenity area/ amenity room

# Communication with Management

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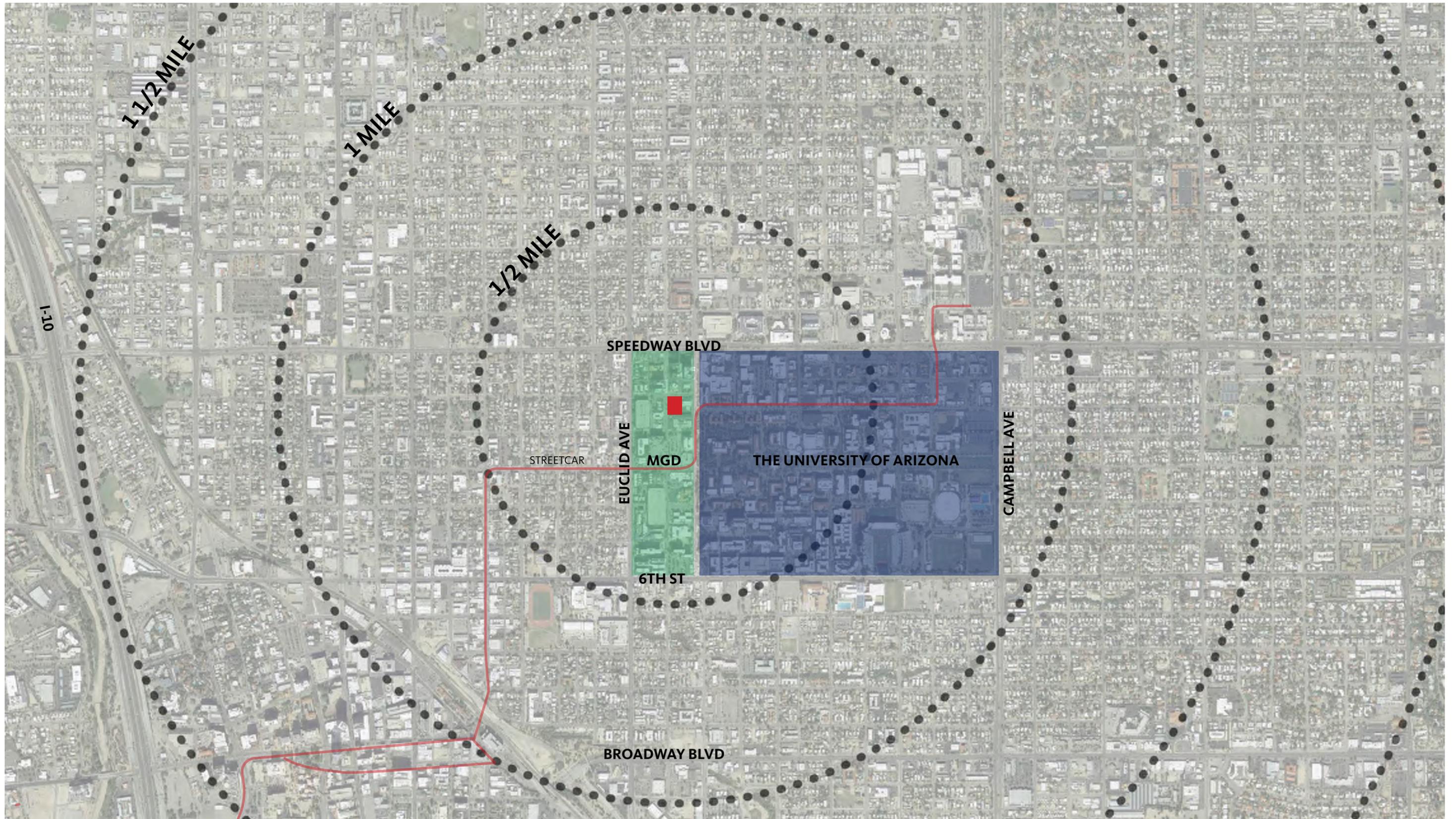
- On-Site management staff will be available 7 days a week. The Property Manager is on site Monday-Friday during business hours and available by appointment outside of those hours. Questions and concerns may be directed to the on-site staff at any time
- The property proposes to have an after-hours answering service that can receive calls after hours and direct the calls to the appropriate person to effect as quick a resolution as possible to problems

# Construction / Move-In Coordination

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- TDC will coordinate with neighbors during construction
- TDC is currently working on a move-in coordination plan
- Plan includes working with neighboring buildings to try to coordinate move-in and reduce neighborhood impact
- Exploring options for off-site check in and curbside valet at check-in
- Exploring options for spreading move in over two days to minimize number of vehicles







### Building Metrics

- 148 Dwelling Units
- 502 Beds
- 130 Parking spaces
- 102 Bike Parking















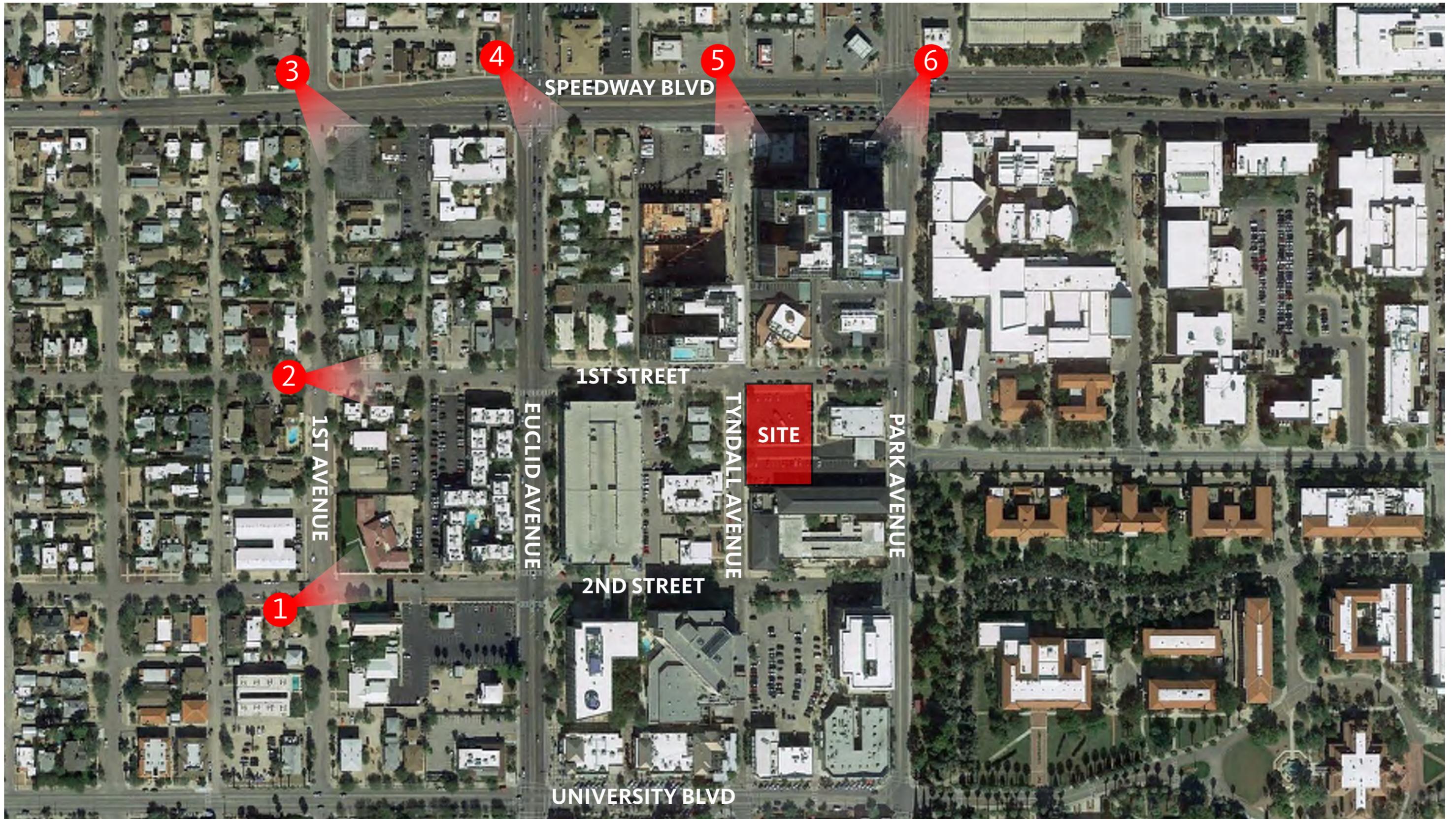


























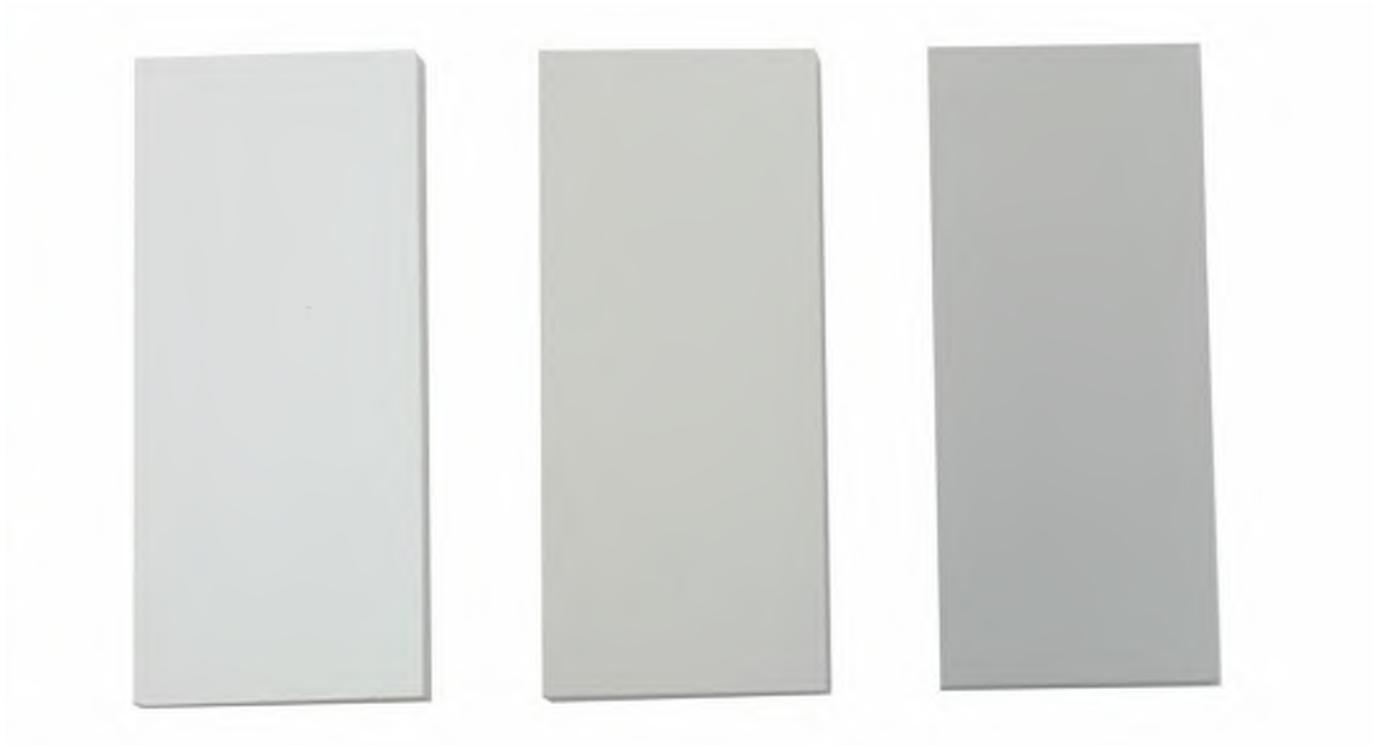




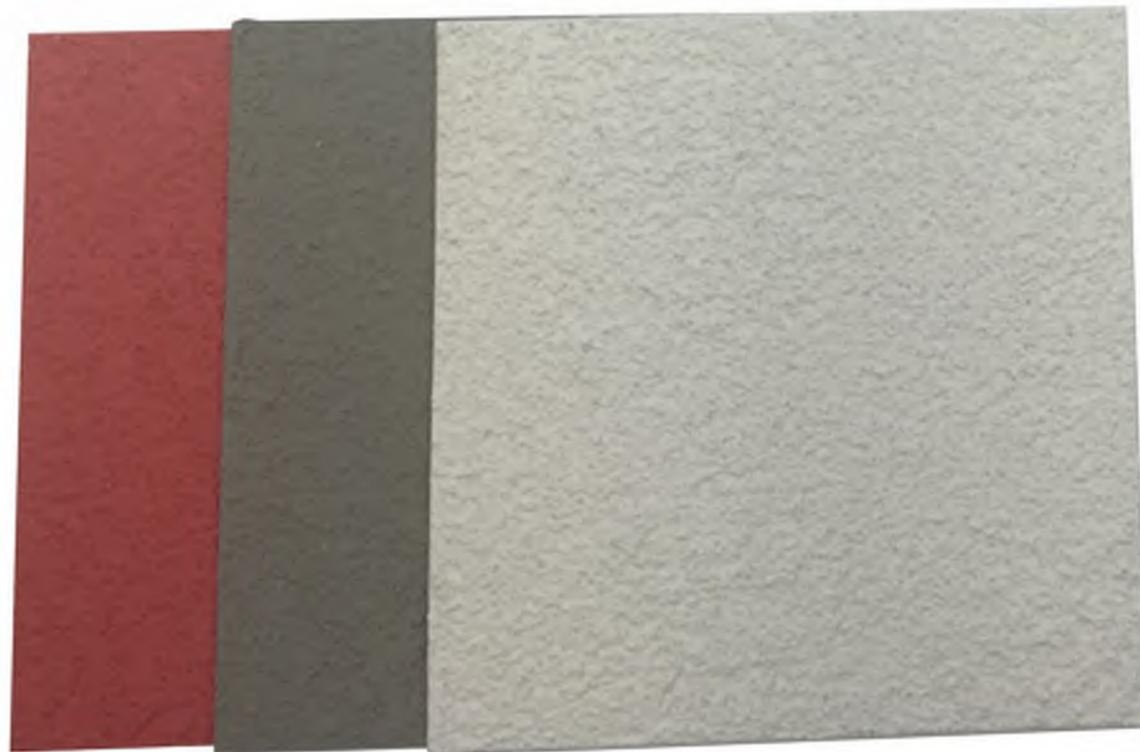








Swisspearl Exterior Cladding Colors



Exterior Stucco Colors: Red, Grey, and White



Grey Insulated Low-E Glass



Grey Insulated Spandrel Glass



Silver Aluminum Mullions

# Plant Material Options

Trees are required to be single trunk specimens.

Shrubs within the sight visibility triangles must be under 30" tall.

## Trees



*Bauhinia lunarioides*  
(Anacacho Orchid)



*Celtis reticulata*  
(Netleaf Hackberry)



*Chilopsis linearis* var.  
(Desert Willow)



*Parkinsonia preacox*  
(Palo Brea)



*Pistacia chinensis*  
(Chinese Pistache)



*Ungnadia speciosa*  
(Mexican Buckeye)

## Ground Covers



*Calylophus hartwegii* var.  
(Calylophus Sundrops)



*Glandularia gooddingii*  
(Goodding Verbena)



*Lantana montevidensis* var.  
(Trailing Lantana)



*Oenothera berlandieri*  
(Mexican Evening Primrose)



*Tetranueris acaulis*  
(Angelita Daisy)



*Verbena rigida*  
(Sandpaper Verbena)

# Plant Material Options

Trees are required to be single trunk specimens.

Shrubs within the sight visibility triangles must be under 30" tall.

## Accents



Agave desmetiana var.  
(Smooth Agave)



Agave parryii var.  
(Parry's Agave)



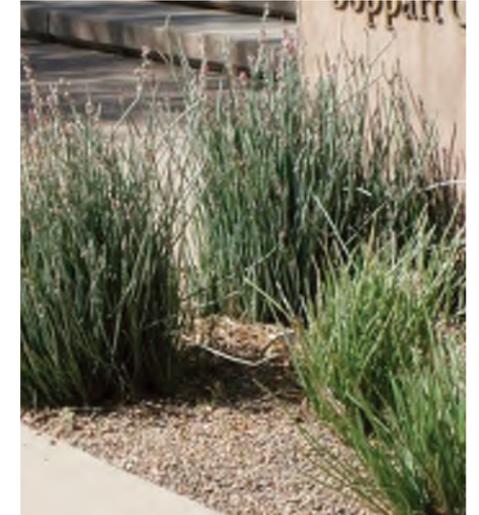
Asclepias subulata  
(Desert Milkweed)



Bulbine frutescens  
(Yellow Bulbine)



Echinocactus grusonii  
(Golden Barrel)



Euphorbia antisyphilitica  
(Candelilla)



Hesperaloe parviflora var.  
(Red Yucca)



Muhlenbergia capillaris  
(Purple Muhly Grass)



Nassella tenuisima  
(Mexican Feather Grass)



Pachycereus marginatus  
(Mexican Fence Post)



Pedilanthus Macrocarpus  
(Ladyslipper Plant)



Yucca sp.  
(Yucca Species)

# Plant Material Options

Trees are required to be single trunk specimens.

Shrubs within the sight visibility triangles must be under 30" tall.

## Shrubs, Perennials, and Vines



*Anisacanthus quadrifidus wrightii*  
(Mexican Fire Anisacanthus)



*Berlandiera lyrata*  
(Chocolate Flower)



*Bougainvillea glabra*  
(Bougainvillea)



*Justicia spicigera*  
(Mexican Honeysuckle)



*Penstemon eatonii*  
(Firecracker Penstemon)



*Rosmarinus officinalis 'prostratus'*  
(Trailing Rosemary)



*Ruellia brittoniana*  
(Mexican Rueillia)



*Salvia sp.*  
(Salvia Species)



San Marcos Hibiscus  
(Parry's Agave)



*Tecoma stans var.*  
(Yellow Bells)



*Vaquelinia californica*  
(Arizona Rosewood)



*Vigna caracalla*  
(Snail Vine)

# Hardscape Material and Amenity Options For Streetscape



Primary Pavement (A)  
Ackerstone 6"x9" Pavers  
Color: Antique Red  
Pattern: Stacked Bond (Match Main Gate)



Concrete Bench (Backless)  
Quick Crete Products Corp, Agora Shear Bench  
Color: Argent White



Concrete Trash Receptacle  
Quick Crete Products Corp, Agora Shear Trash Receptacle  
Color: Slate Grey



Accent Pavement (B)  
Smooth Concrete Bands  
Color: Natural



Concrete Planter Ring / Bench  
Quick Crete Products Corp, Agora Shear Planter Ring  
Color: Argent White



Raised Metal Planter  
Color: Black



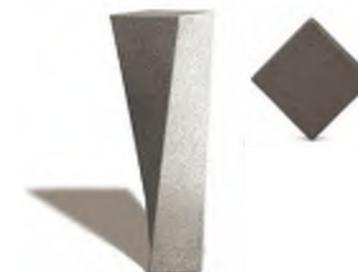
Accent Pavement (C)  
Shot Peened Concrete Slab, Dec Saw Cut  
Color : Davis Colors "Pewter"



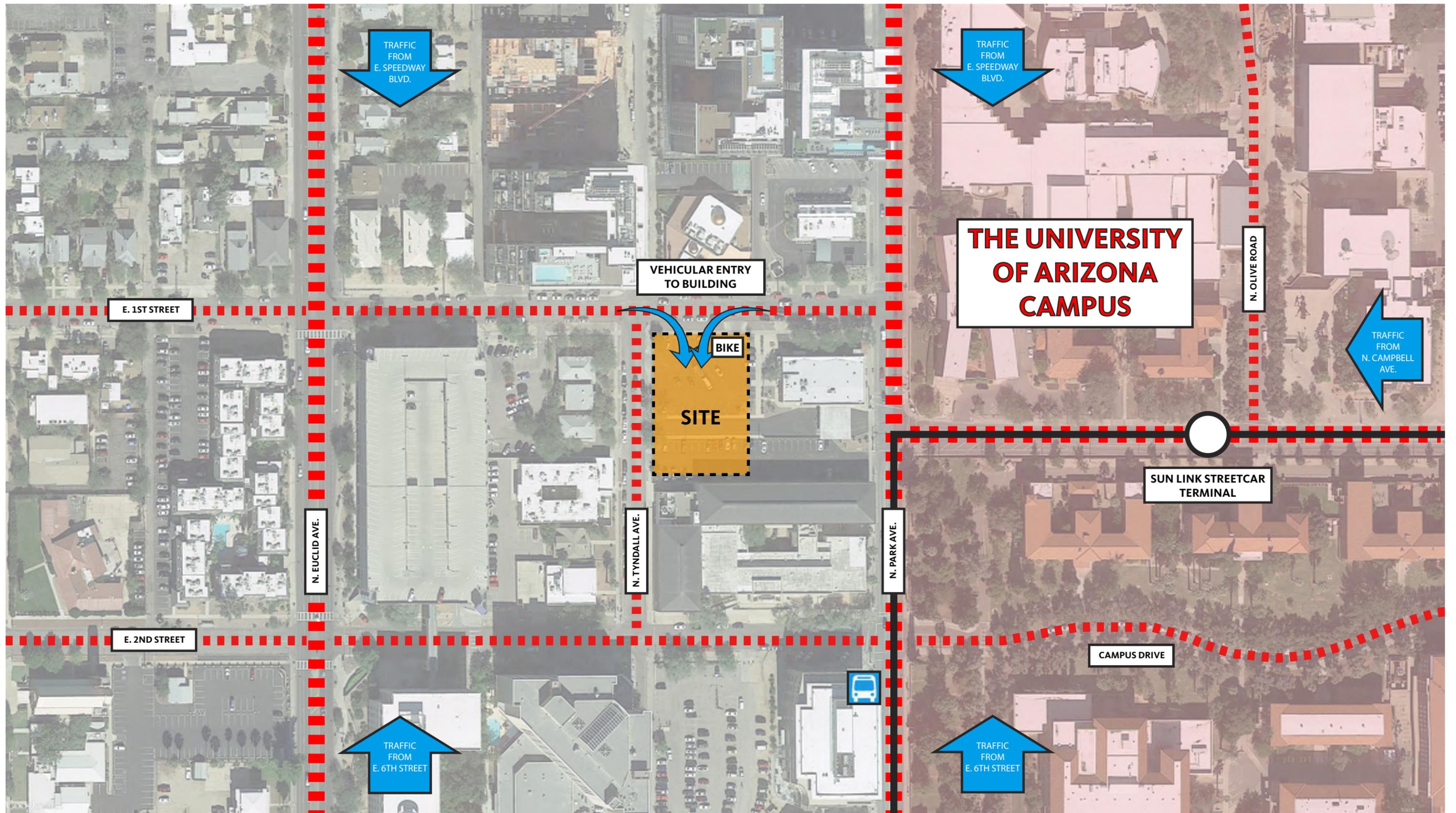
Concrete Planter  
Quick Crete Products Corp, Agora Shiness Planter  
Color: (TBD (To Match Accent Color on Building))

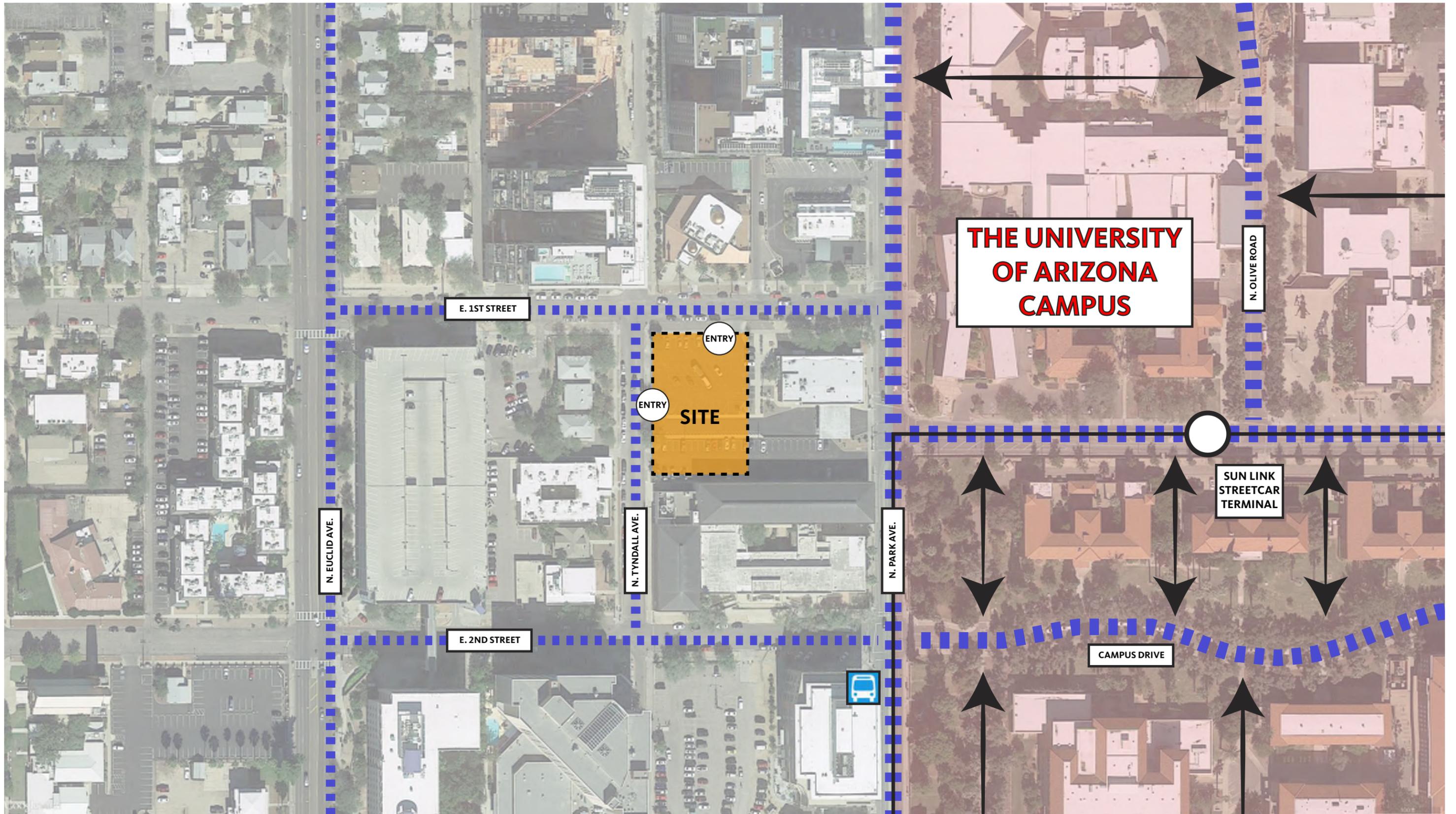


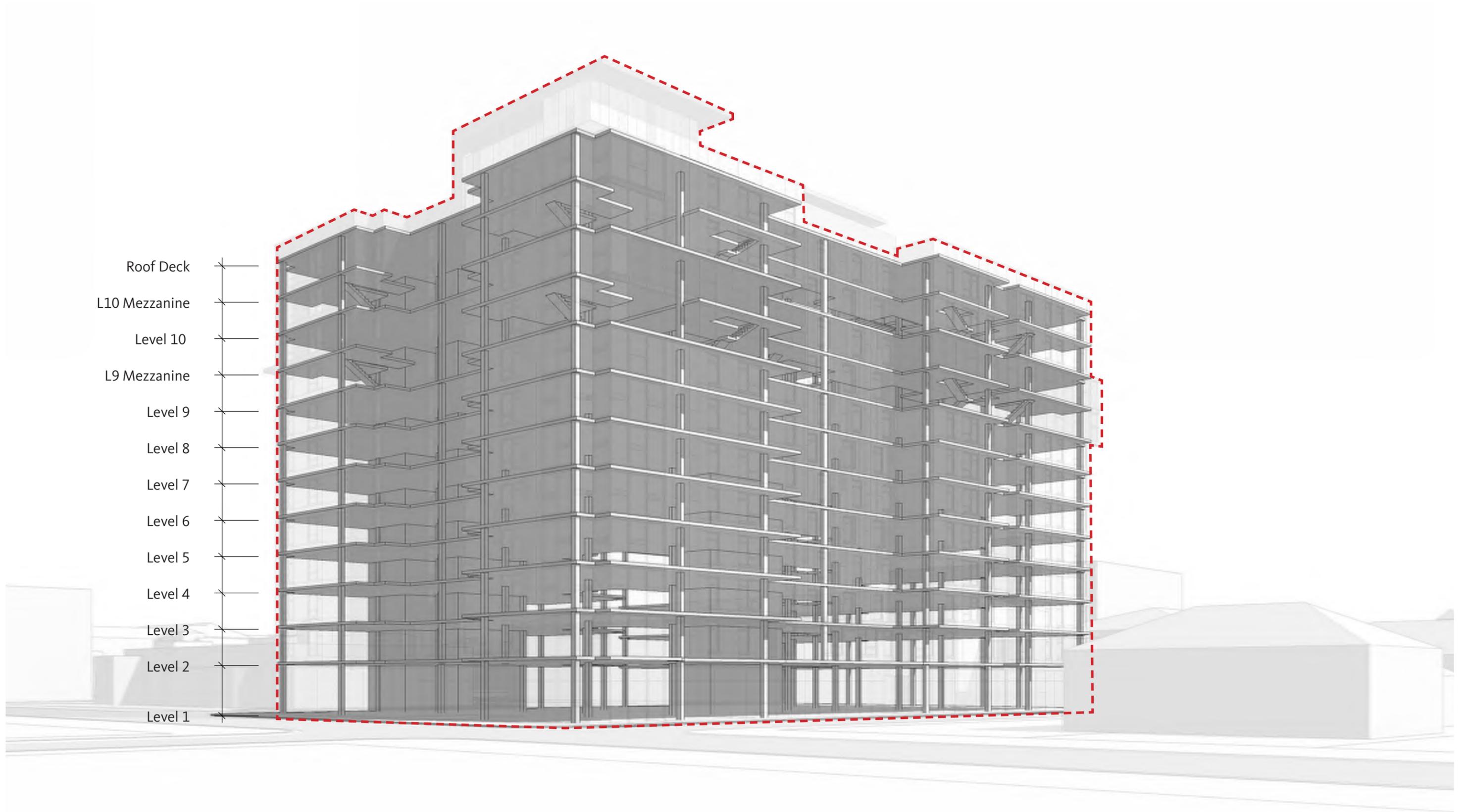
Bike Rack  
Anova Furnishings, Circular Metal  
Color: Black



Bollard  
Quick Crete Products Corp, Agora Shear Bollard  
Color: Slate Grey







Roof Deck

L10 Mezzanine

Level 10

L9 Mezzanine

Level 9

Level 8

Level 7

Level 6

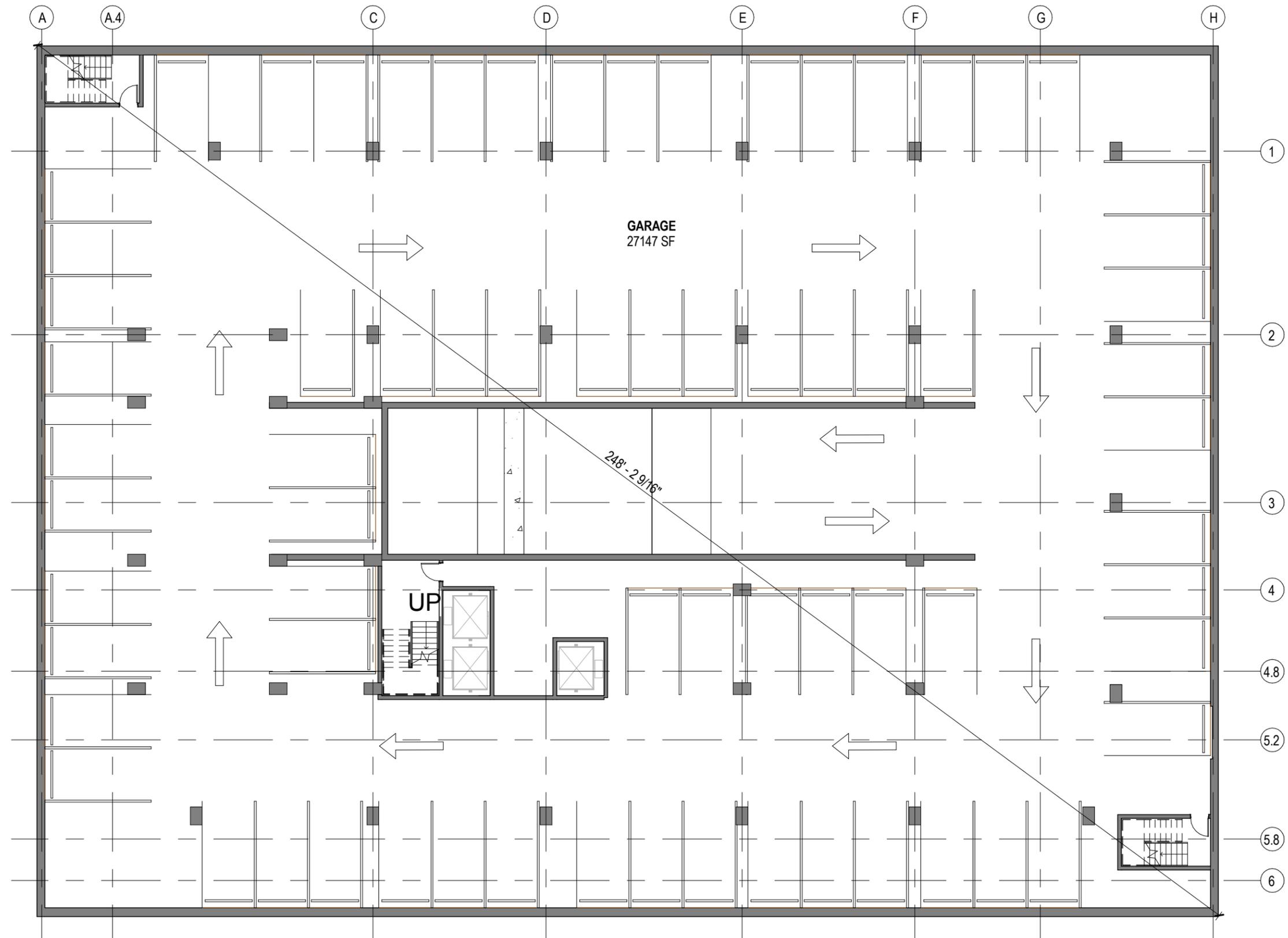
Level 5

Level 4

Level 3

Level 2

Level 1

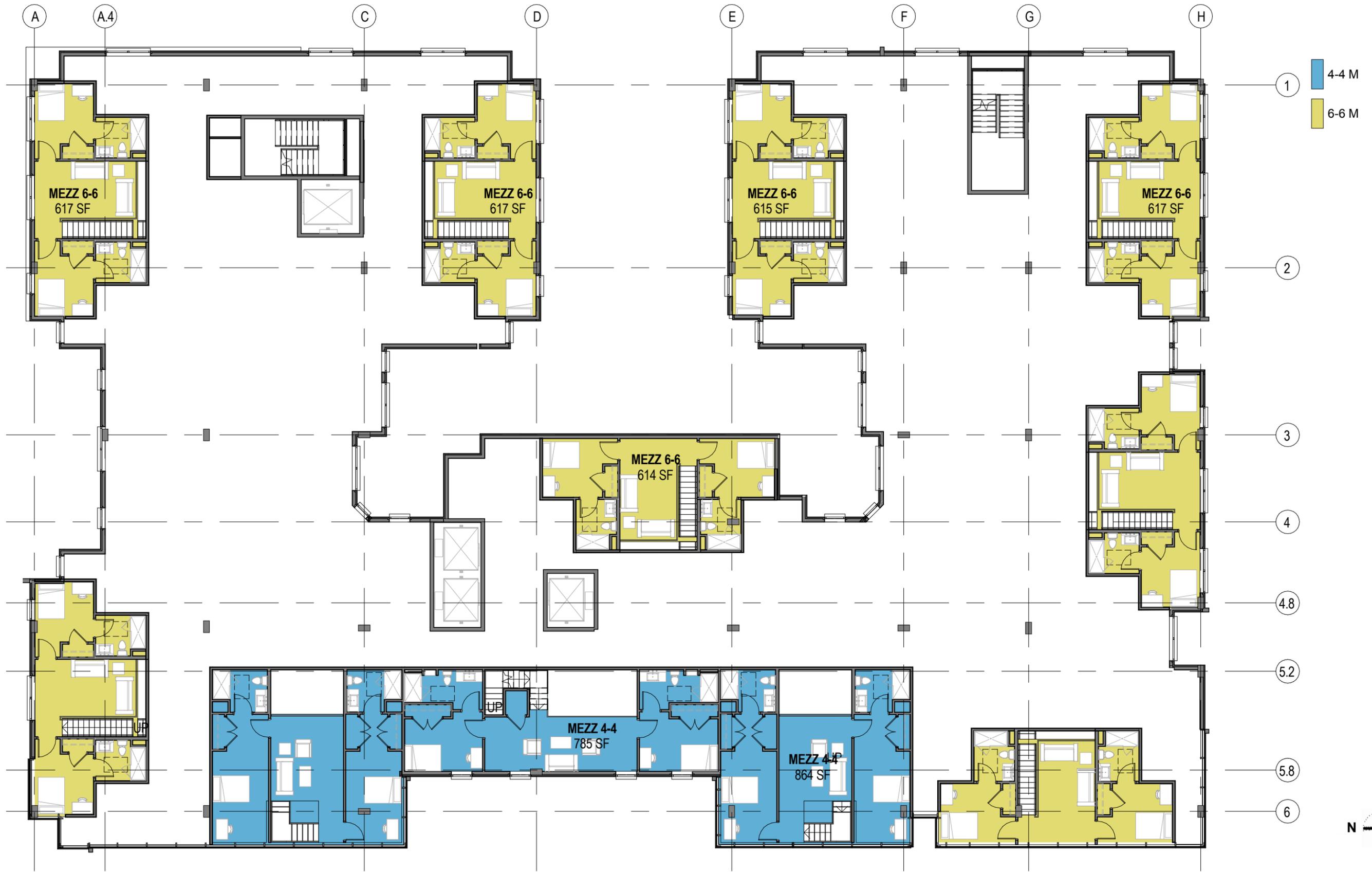


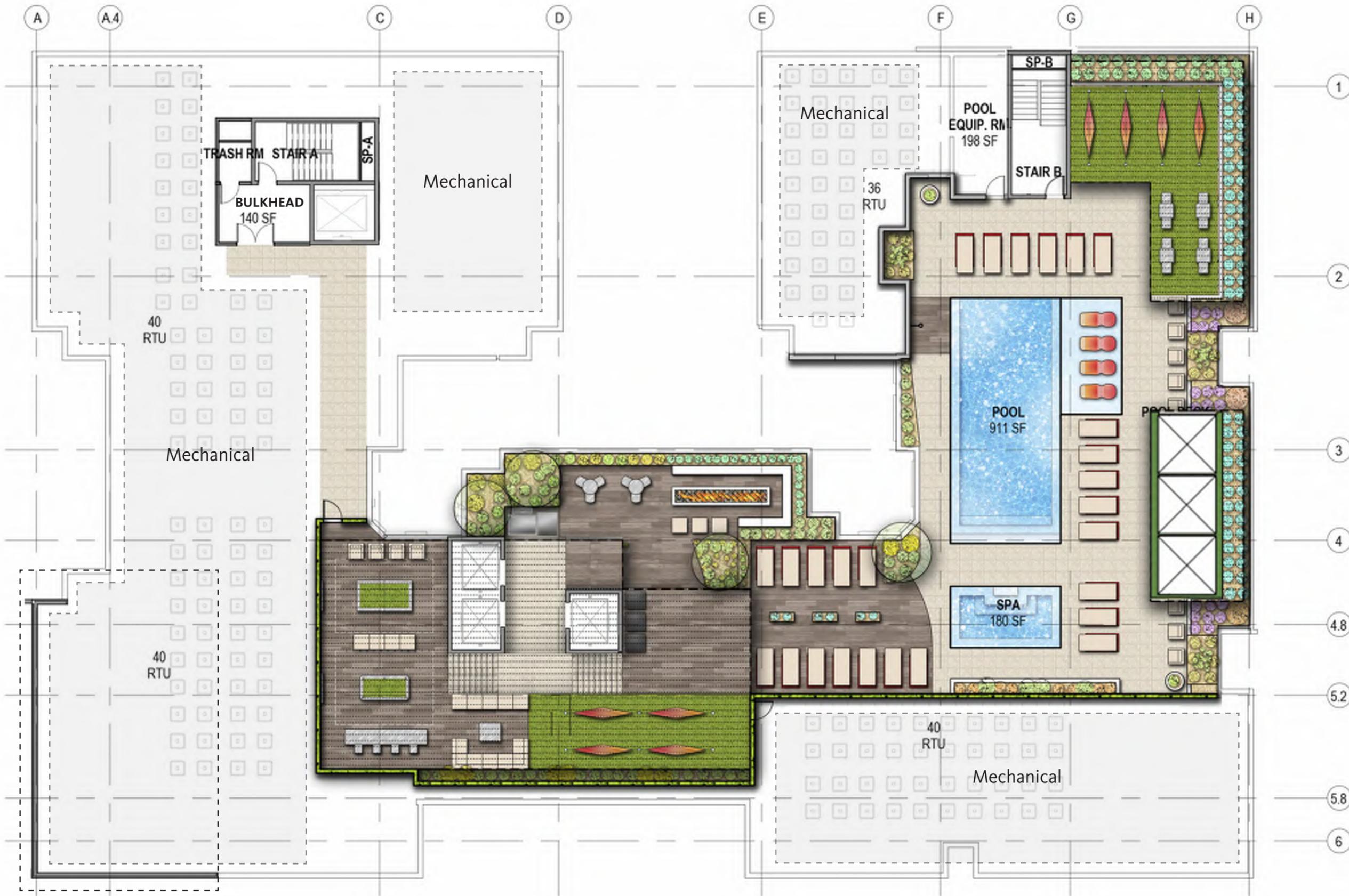


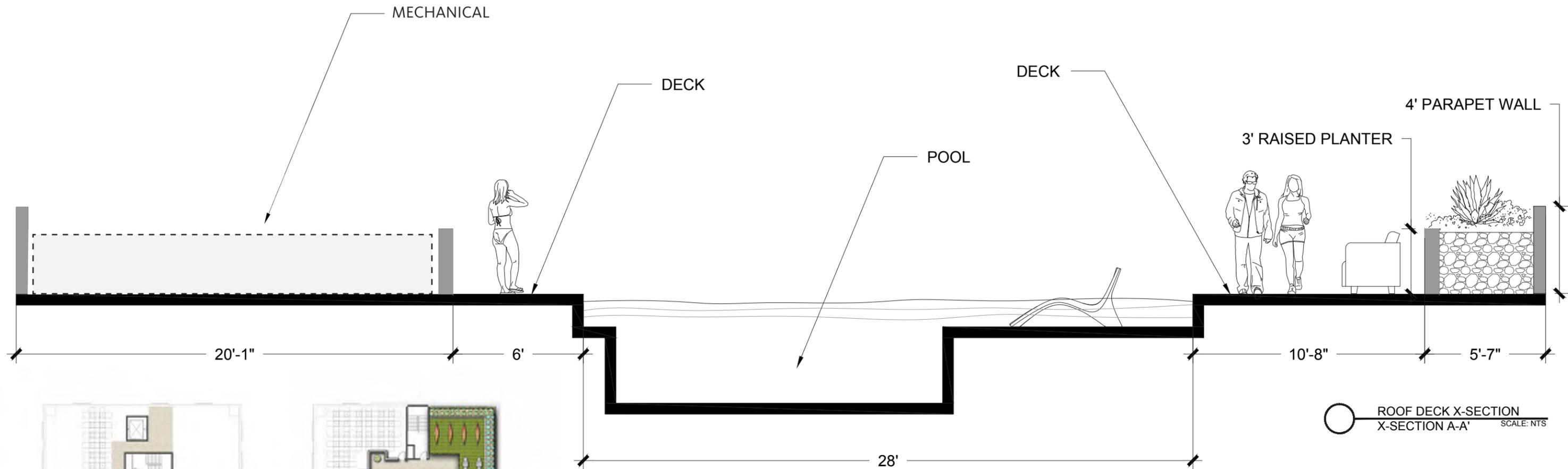


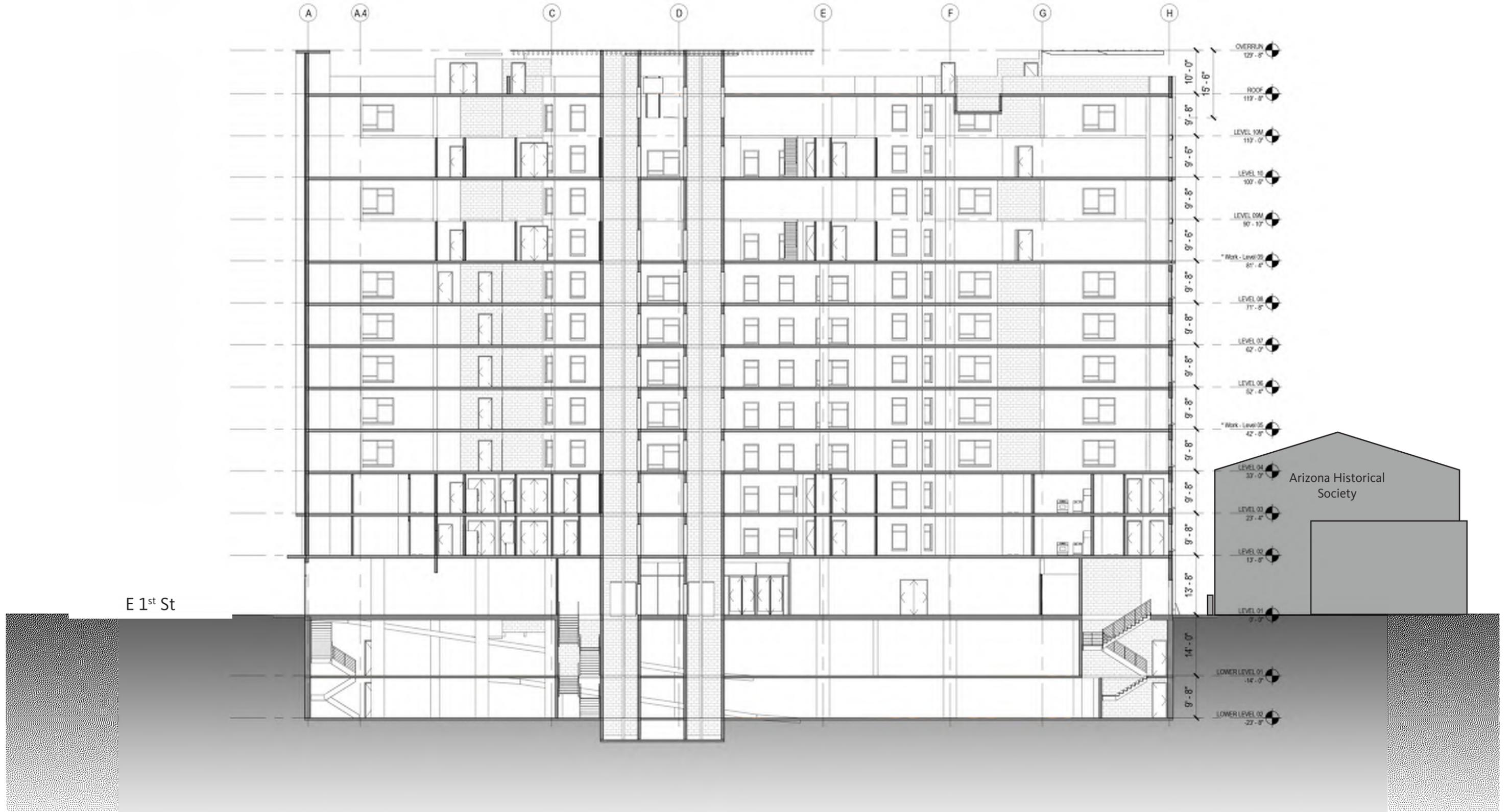


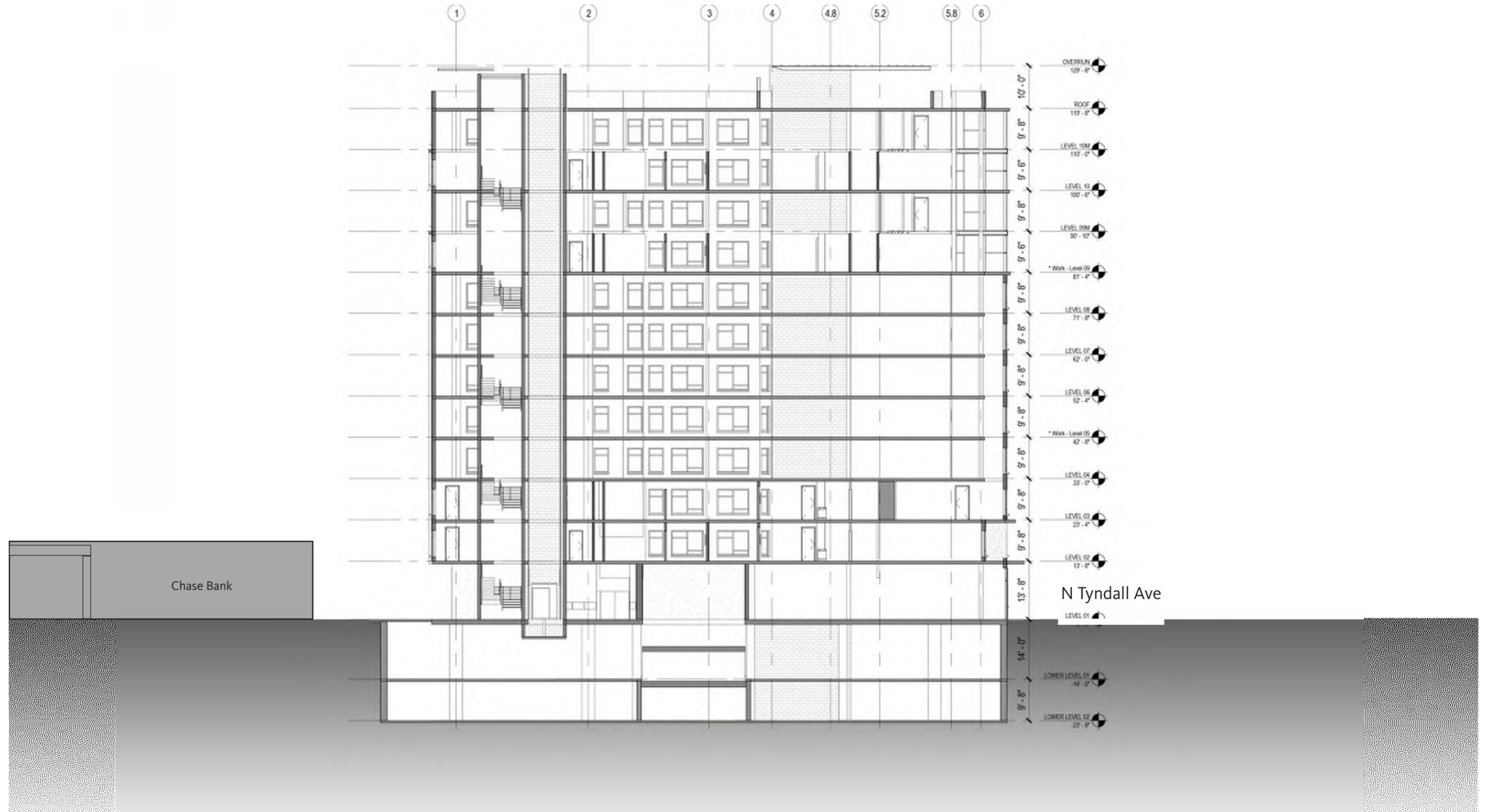


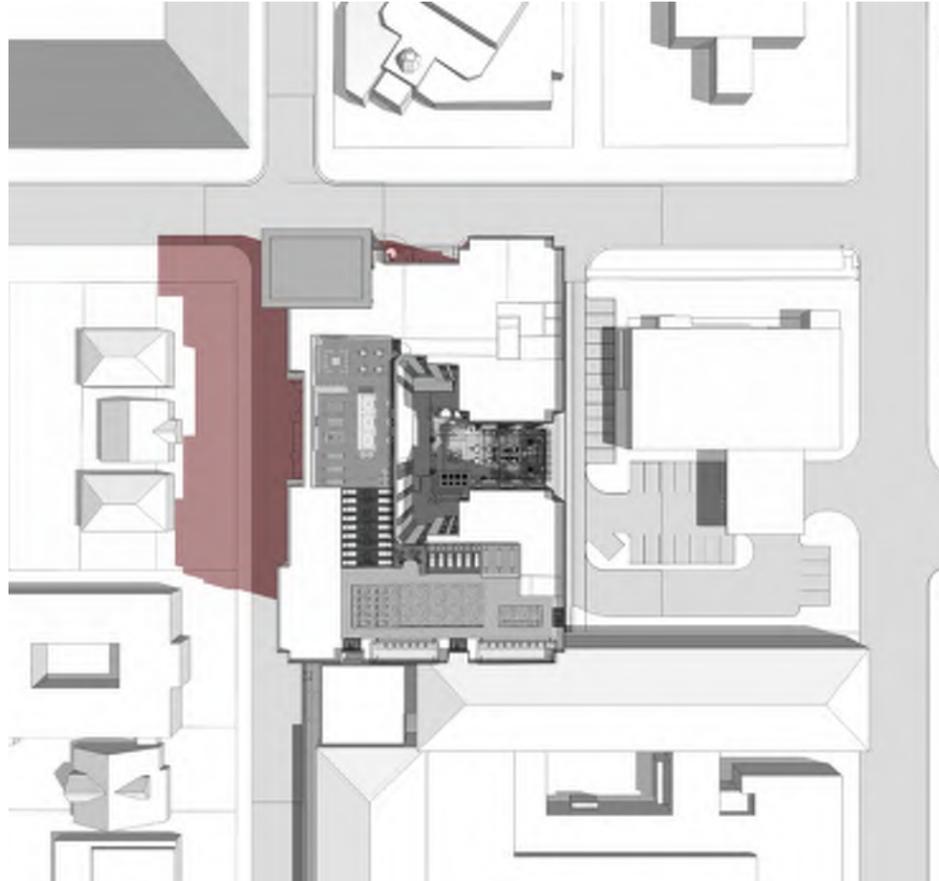




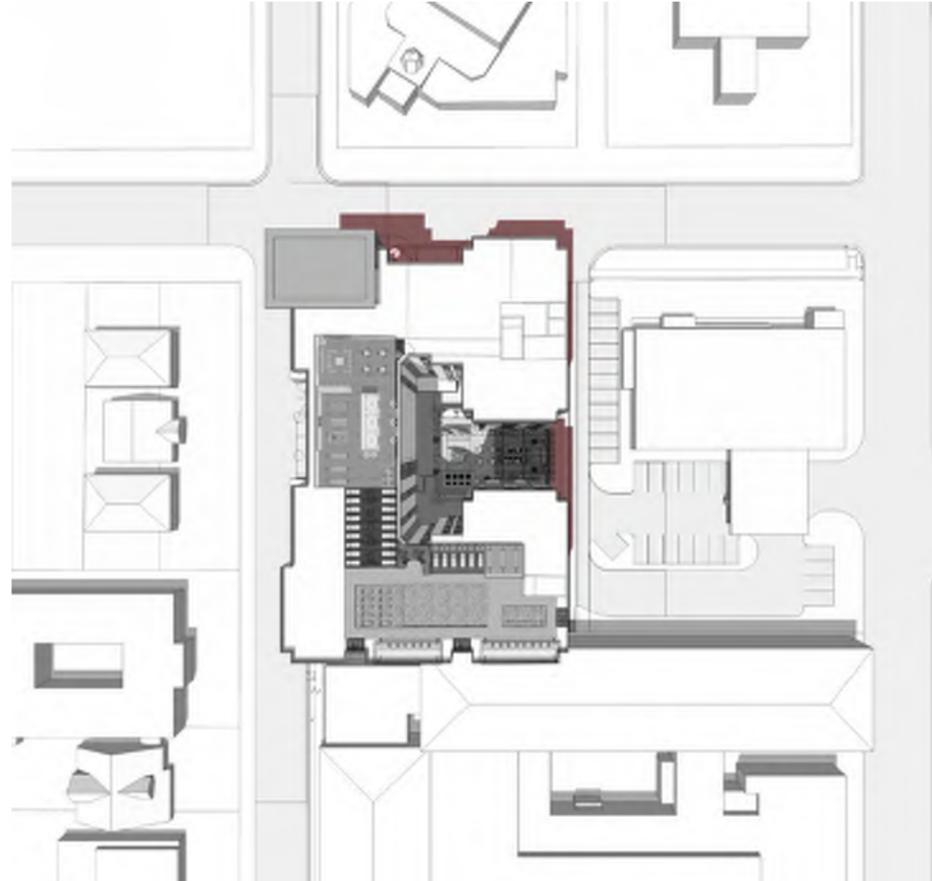




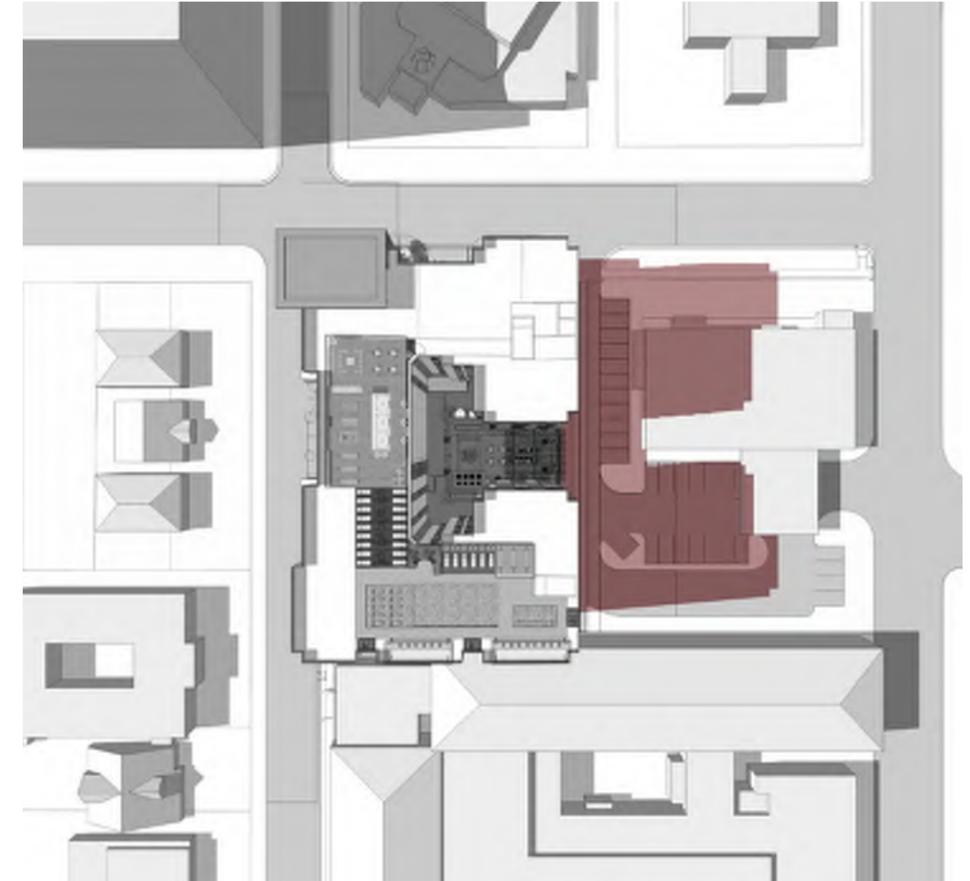




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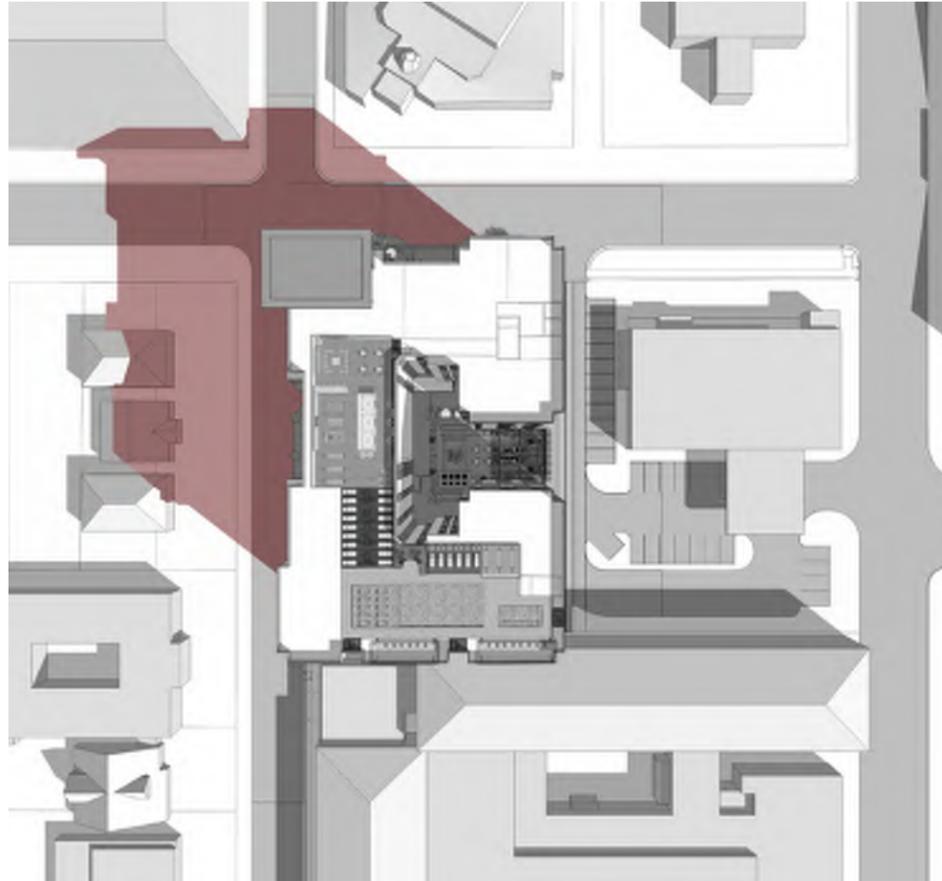


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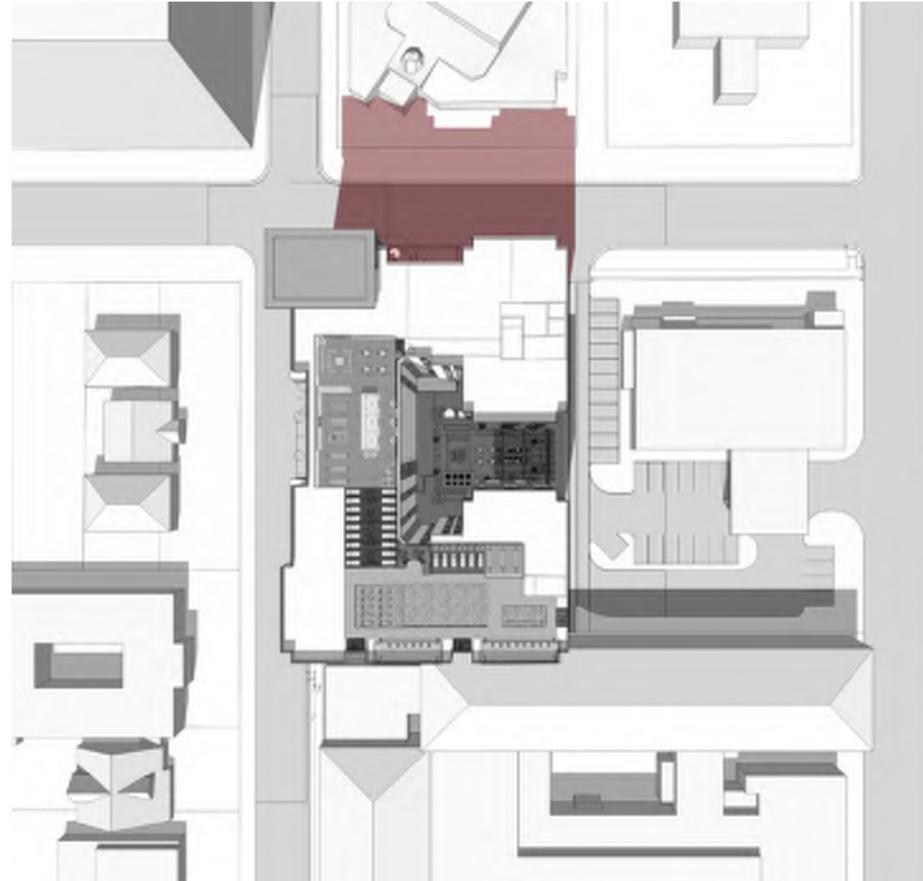


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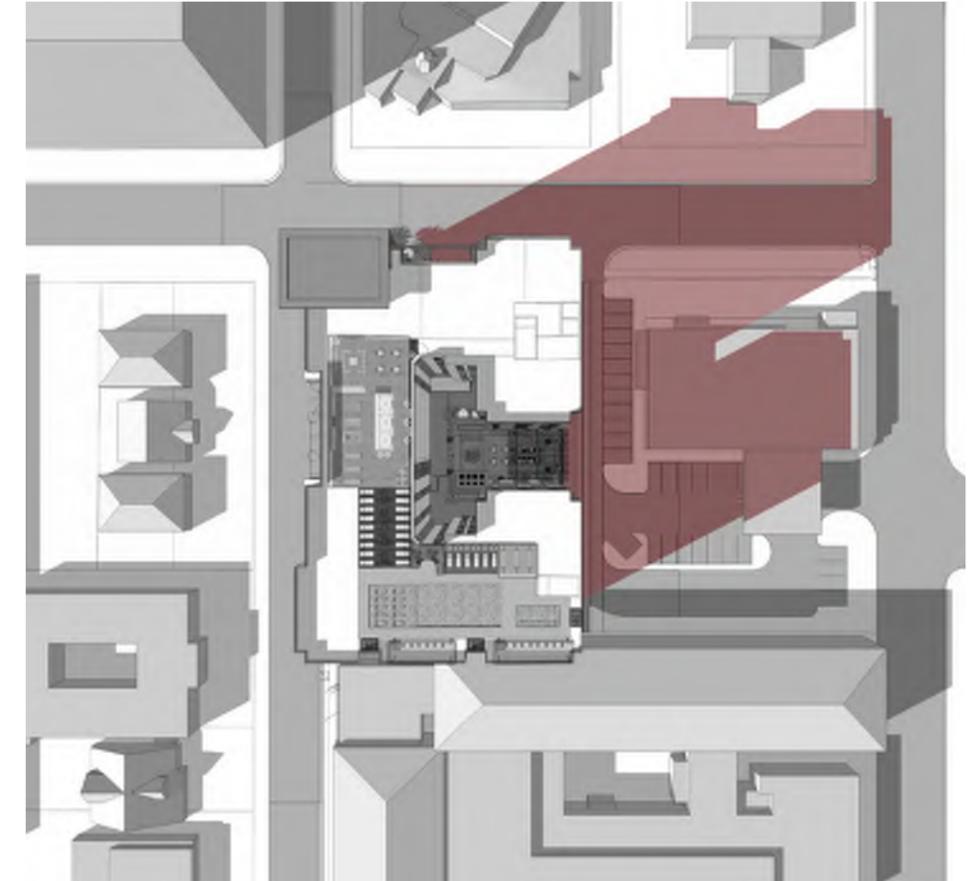




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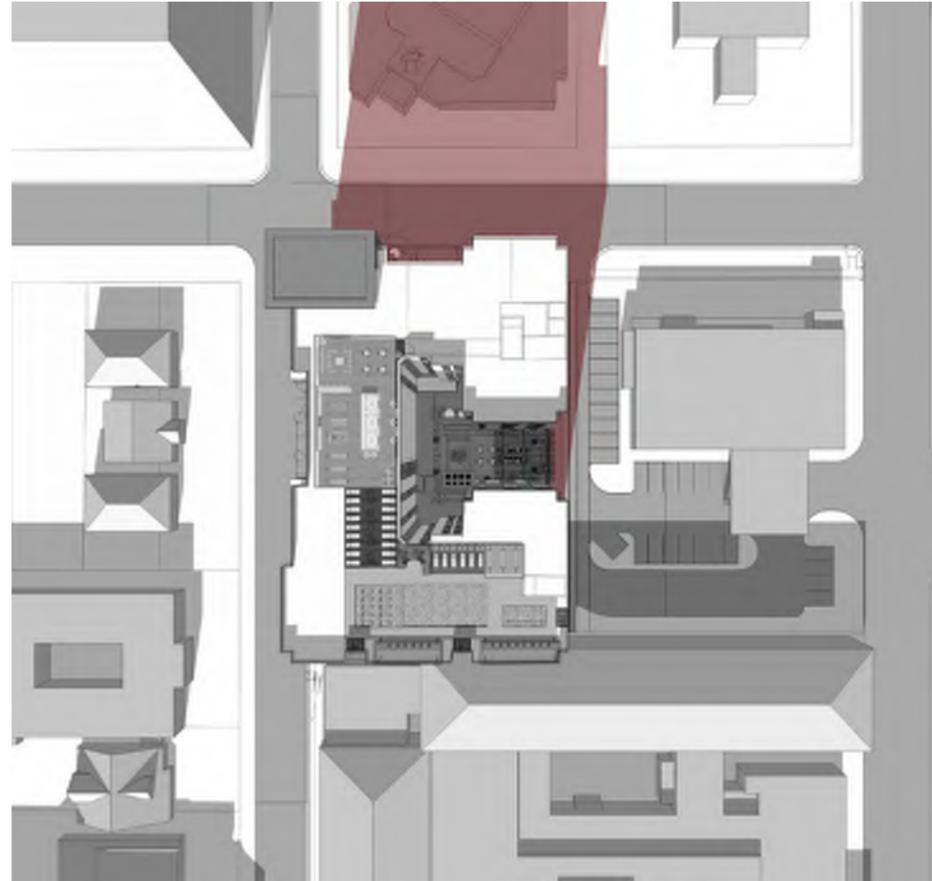


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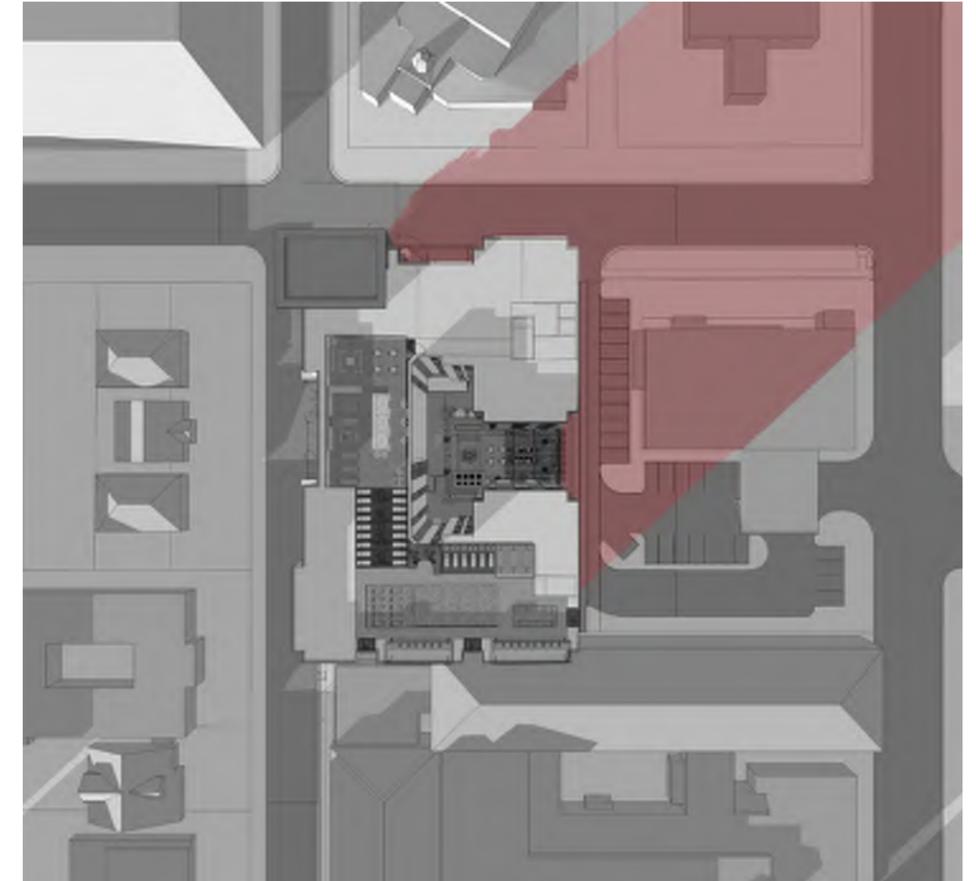




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Category	Zoning Code Requirements	Notes	Proposed	Reference
<b>Zoning Code</b>	<b>UDC</b>	Unified Development Code (2013)	-	
<b>Site Information</b>				
National Register HD	No	Outside of West Univ. Natl. Register Hist. Dist. & City HPZ	n/a	Across Tyndall (60' ROW) from WU NRHD & 3 contributing properties.
<b>Zoning Classification</b>				
Overlay District	<b>MGO</b>	Main Gate Overlay Dist.	To Utilize	
Overlay Sub-area	No	Not in MGO subarea	n/a	
Lot Area GSF	30,940 gsf		-	Exact area to be determined by ALTA survey.
Lot Area Acres	.71 acres		-	Exact acreage to be determined by ALTA survey.
Proposed Use: Group Dwelling	Yes	Permitted Residential Use	To Comply	MGO § C-2, Land Uses
Proposed Use: Gen. Merch. Sales OR Financial Service (not a non-chartered financial use)	Yes	Permitted Retail Use OR Commercial Services Use	To Comply	MGO § C-2, Land Uses
<b>Bulk &amp; Density</b>				
Max FAR	None		To Comply	MGO § C-3, Table 1
Min Lot Area	None		To Comply	MGO § C-3, Table 1
Min Lot Width	None		To Comply	MGO § C-3, Table 1
Max Lot Coverage	None		To Comply	MGO § C-3, Table 1
Max Density	None		To Comply	MGO § C-3, Table 1
<b>Height Limit</b>	10 stories.	Cannot exceed 120 ft.	To Comply	MGO § C-3, Fig. 3
<b>Design Standards</b>				
Historic Preservation	No	Tyndall is wider than 20 ft., Property is not "adjacent" to contributing properties.	n/a	MGO § C-18.g
Lighting	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.a-c
Building Materials/ Colors	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.d-k
Architectural Elements and Features	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.l-r
Building Articulation	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.s-x
Doors	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.y-ae
Window Glazing	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.af-ah
Building Facades	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.ai
Streetscapes	No	Property not on Speedway or Euclid.	n/a	MGO § C-19.aj
Height & Mass Transition	Yes	See MGO for full scope requirements.	To Comply	MGO § C-17.a-e
Environmentally Conscious Design Practices	Yes	Include 5 or more of 16 concepts – See MGO § C-16 for full list	To Comply	MGO § C-16
Spec. Bulk Reduction Plan	No	Not in Area 1.	n/a	MGO § D-4.b

<b>Minimum Setbacks</b>				
Front (street)	No	No min. setbacks	To Comply	MGO § C-3, Table 1
Side	No	No min. setbacks	To Comply	MGO § C-3, Table 1
Other	No	No min. setbacks	To Comply	MGO § C-3, Table 1
<b>Maximum Setbacks</b>				
Front (street)	Yes	15 ft. from PL. Minor deviations allowed and N/A to entrance bays.	To Comply	MGO § C-3, Table 1
Side	No	No max. setbacks	To Comply	MGO § C-3, Table 1
Other	No	No max. setbacks	To Comply	MGO § C-3, Table 1
<b>Minimum Perimeter Yd.</b>	No	No min. PY widths	To Comply	MGO § C-3, Table 1
<b>Open Space</b>				
Residential	Yes	25 sqft. per DU	To Comply	25 x 148 = 3700 sqft. MGO § C-3, Table 1 and § C-10
Retail	Yes	15% of Site Area	To Comply	3485 x 15% = 523 sqft. MGO § C-3, Table 1 and § C-10
<b>Min. Landscape Area</b>	Yes	At least 25% of ground level open space.	To Comply	MGO § C-3, Table 1
<b>Vehicle Parking</b>				
Min. parking - Residential	Yes	0.5 spaces per DU	To Comply	148 total DUs x .5 = 74 spaces required. 130 parking spaces provided. MGO § C-5.a
Max. parking - Residential	Yes	1 space per DU	To Comply	148 total DUs = 148 maximum spaces. 130 parking spaces provided. MGO § C-5.a
Min. parking - Retail	Yes	Greater of 2 spaces or 1 space per 2000 sqft. GFA	To Comply	2 spaces required based on 3485 sqft. MGO § C-5.a
Min. parking – Financial Service	Yes	1 space per 1,000 sqft. GFA; Maximum 5 spaces per 1,000 sqft. GFA.	To Comply	3 spaces required based on 3485 sqft. MGO § C-5.a.
<b>Bicycle Parking</b>				
Short-term, Residential	Yes	Min = greater of .3 spaces/DU, or 3 spaces.	To Comply	148 * .3 = 45 spaces required, MGO § C-5.b
Long-term, Residential	Yes	Min = greater of .3 spaces/DU, or 3 spaces.	To Comply	155 * .3 = 45 spaces required, MGO § C-5.b
Short-term, Non-Res.	Yes	Min = greater of 2 spaces or 1 per 5000 sqft. GFA.	To Comply	2 spaces req., MGO § C-5.b
Long-term, Non-Res.	Yes	Min = greater of 2 spaces or 1 per 12,000 sqft. GFA.	To Comply	2 spaces req., MGO § C-5.b
<b>Loading</b>				
Off-street Loading Zone	Yes	See MGO for on/off-street loading options.	To Comply	MGO § C-6.1

# Main Gate District Design Standard Compliance

## Environmentally Conscious Design (Section C-16)

- C-16 Each Development shall include five or more of the 16 items
1. Provide shade for at least 70% of parking spaces. (C-16-1)
    - Complies: See underground garage plan
  2. Provide Energy Star or cool roof rated at least 0.65 reflectivity and at least 85% emissivity. (C-16-4)
    - Will comply
  3. Provide shade for short Term Bicycle Parking Facilities. (C-16-6)
    - Complies: See ground floor plan bicycle room
  4. Provide 100% desert-adapted plant species. Species chosen must adhere to the Arizona Department of Water Resources Tucson AMA Drought Tolerant/Low Water Use Plant List. (C-16-7)
    - Will comply
  5. Provide Low-E glass better than the minimum requirement per the international energy conservation code (IECC). (C-16-12)
    - Will comply

## Height and Massing Transition (Section C-17)

- C-17.a. The effective visual bulk of a building exceeding either 2 stories or 26' in height should be reduced so that buildings appear less imposing by using vertical setbacks of stair-stepping building heights back from the street or breaking up the mass of the building.
- Complies. See elevation/ perspective views for the set back in building bulk.
- C-17.b. To accomplish the foregoing, (i) at least 25% of the length of the street-fronting facade above 2 stories or 26' (whichever is lower) shall be set back at least 12' from the building facade at finished grade; and (ii) in the case of a building facade that faces a property line adjacent to a Contributing Property, the Director may require that at least 25% of the length of the facade above 2 stories or 26' (whichever is lower) shall be set back at least 12' from the building facade at finishing grade.
- Complies. Set back on N Tyndall Avenue and E 1st Street. See elevation/ perspective views.
- C-17.c. & C-17.d. - Project is not along Euclid Avenue and Speedway Boulevard.

## Design Standards (Section C-19)

- C-19.a. Lighting strategies shall minimize glare and light trespass. conserve energy, and promote safety and security.
- Will comply.
- C-19.d. Building materials should be chosen for their tactile effects and used in a contrasting manner: e.g., rough surfaces against smooth, vertical patterns against horizontal, etc
- Complies: See elevation/ perspective view for material contrast and vertical patterns against horizontal

- C-19.i. Architectural elements such as balconies, outdoor stairs, ornaments and surface detail shall be used to enhance the architectural style of the building
- Complies: See elevation/ perspective views
- C-19.u. Any building over 85' long must be articulated in order to appear as a series of buildings no longer than 85' each along the front property line
- Complies: See elevation/ perspective views
- C-19.y. Doors at primary pedestrian entrances must be shaded or protected from the weather.
- Will comply
- C-19.af. Glazing shall be low-e and shall allow a visual connection through either side of the window.
- Complies: See elevation/ perspective views
- C-19.ai. The street-facing building facade at the base shall include at least two of the 9 elements
- Complies with C-19.ai.3; Small retail space. See ground floor plan
  - Will comply with C-19.ai.8; Windows that provide a minimum of 75% of visible light to be visible on each side of the window.
- C-19.ai. The street-facing building facade at the base shall include at least two of the 9 elements
- Complies with C-19.ai.3; Small retail space. See ground floor plan
  - Will comply with C-19.ai.8; Windows that provide a minimum of 75% of visible light to be visible on each side of the window.

# Thank you

