



 **The Hub at Tucson II**

Core Campus Developers | Antunovich Associates Architecture · Planning

Conceptual Design View

Tucson, Arizona | March 6, 2014



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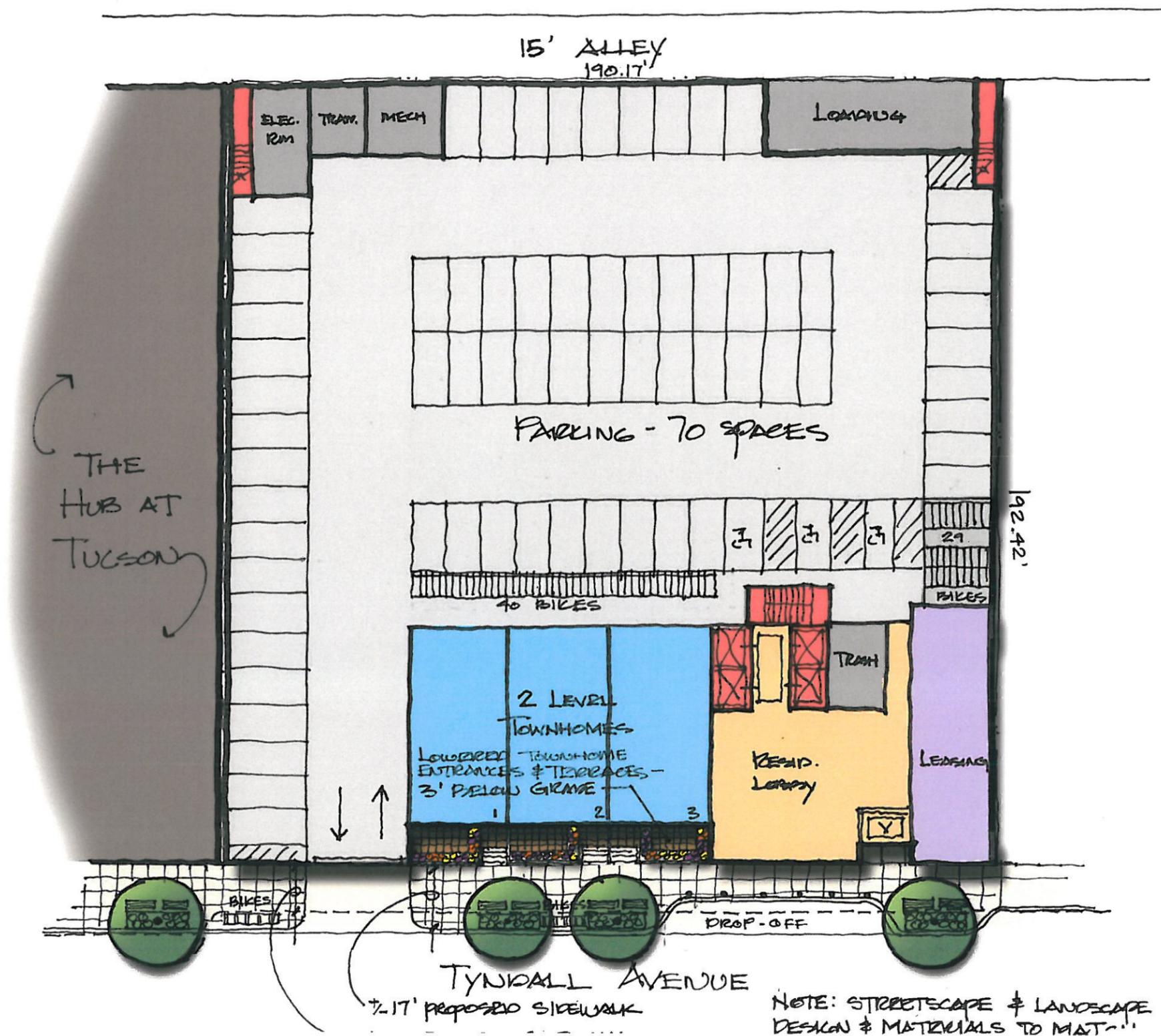
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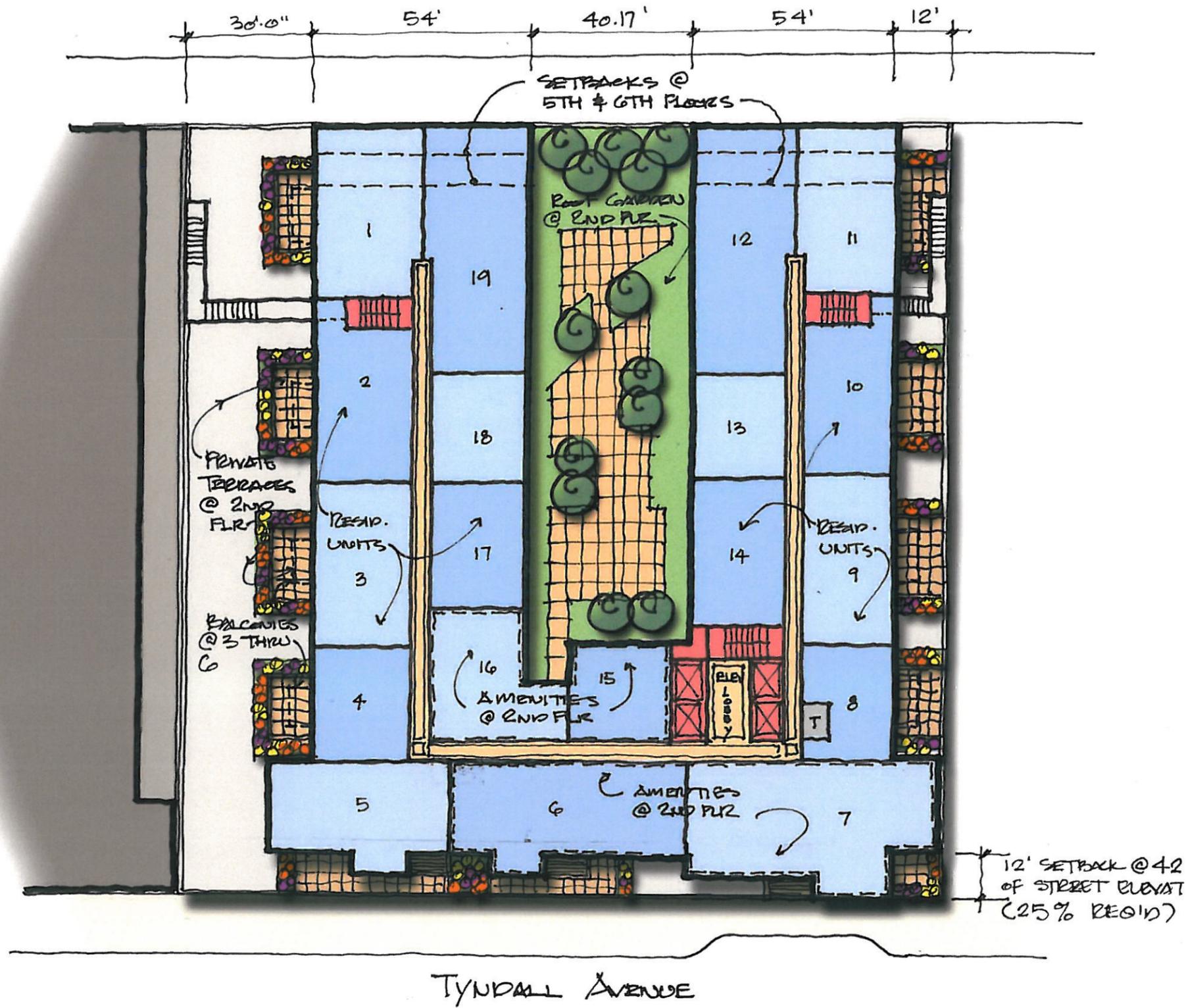
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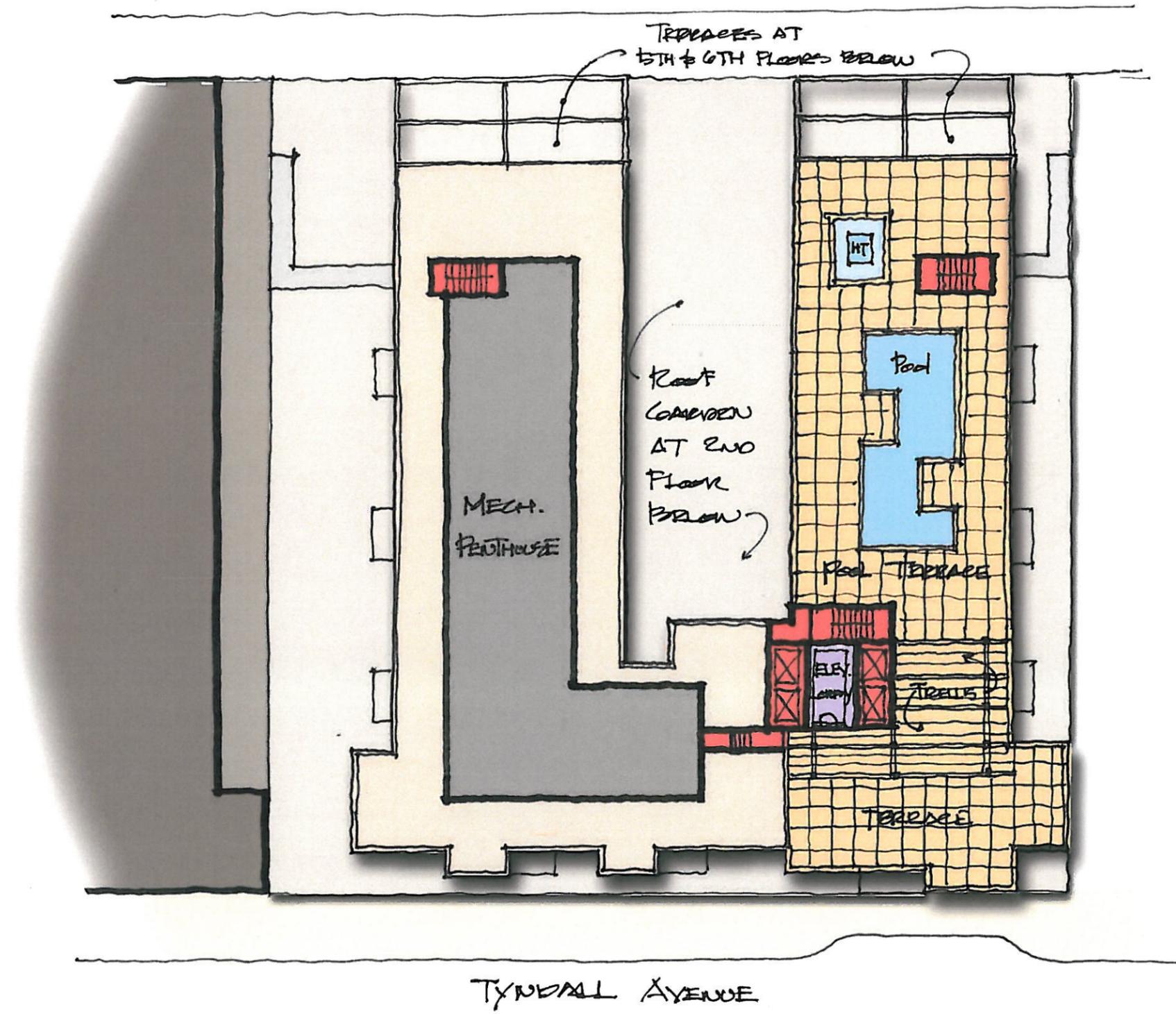


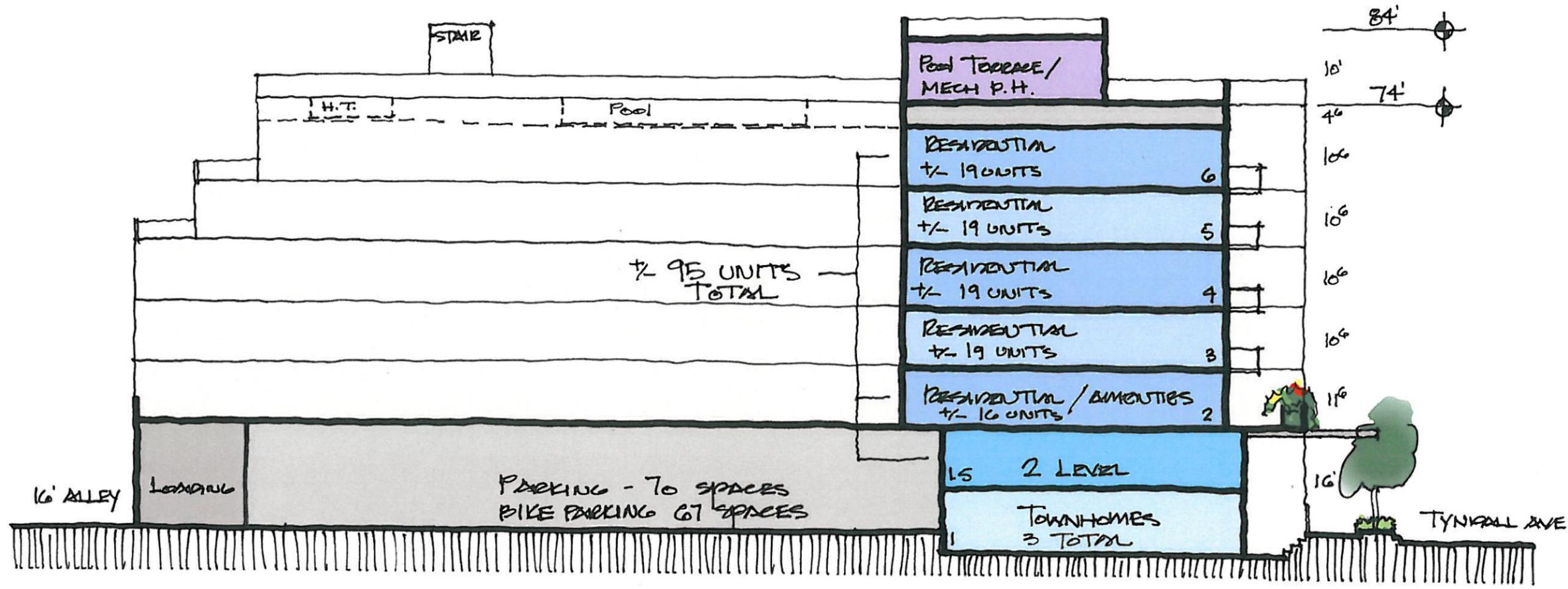
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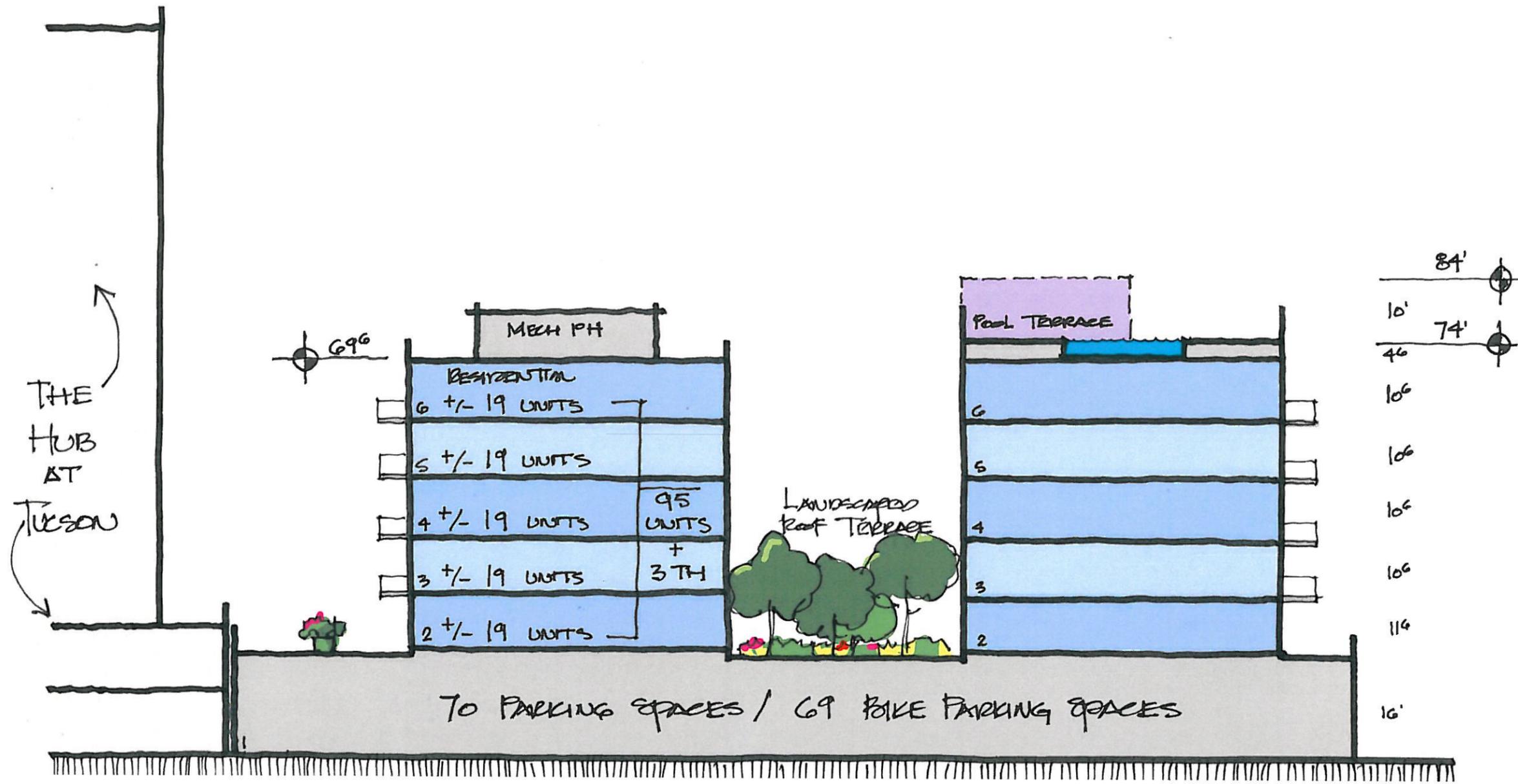
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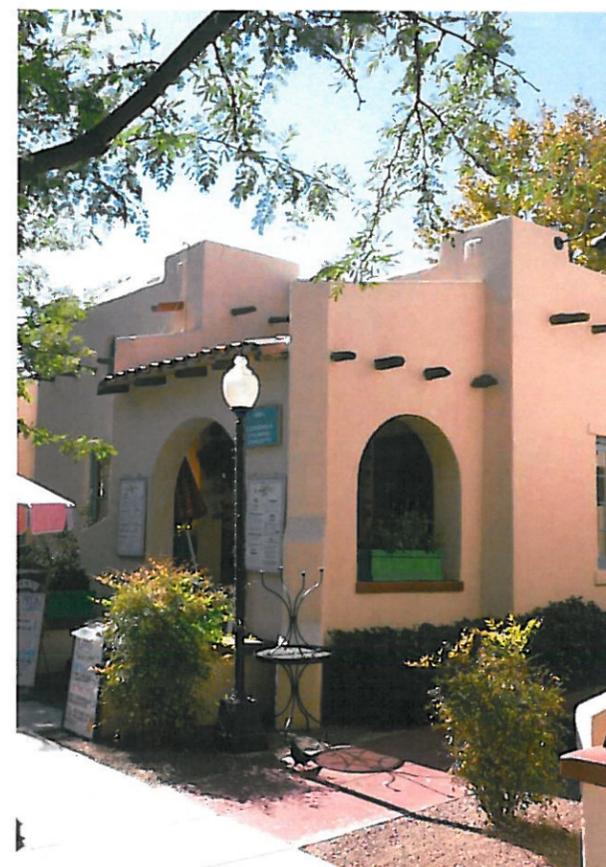
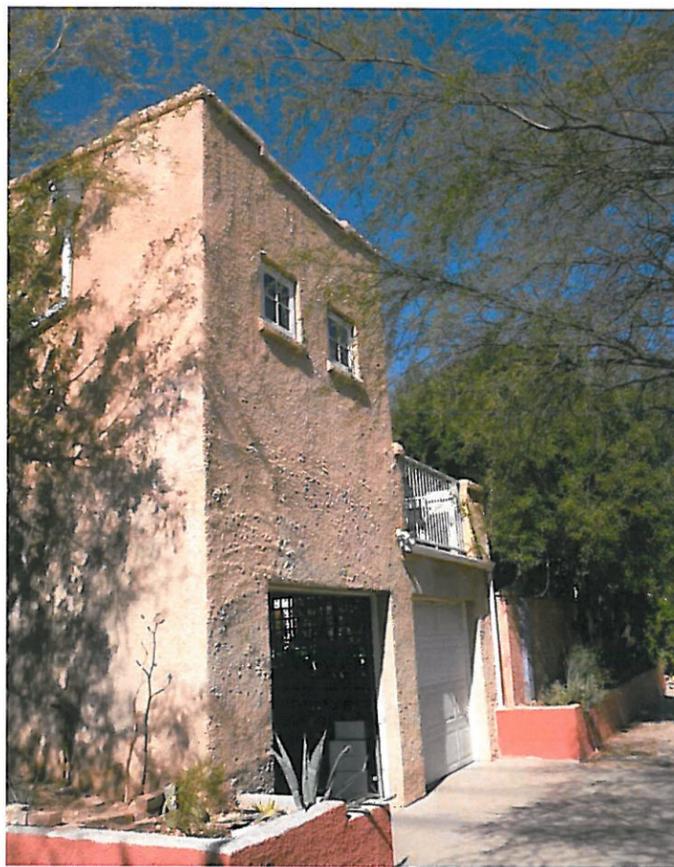


**Core Campus - Tucson II, Tucson Az. February 3, 2014**

**PROJECT AREA ANALYSIS**

LEVEL	RESIDENTIAL						RETAIL		PARKING/LOADING		Total GSF W/O BALCONIES	Total GSF W/ Balconies public Terraces	
	COMMON	RSF	Public Terrace	Private Terrace	Private Balconies	UNITS	BEDS	RETAIL RSF	RETAIL COMMON/LOADING	AREA			SPACES
M. PH/pool Terr	4,800	-	6,500	-	-	-	-	-	-	-	-	4,800	11,300
6	3,171	17,945	-	-	1,225	19	52	-	-	-	-	21,115	22,340
5	3,171	19,025	-	-	1,225	19	56	-	-	-	-	22,195	23,420
4	3,171	20,105	-	-	825	19	60	-	-	-	-	23,276	24,101
3	3,171	20,105	-	-	825	19	60	-	-	-	-	23,276	24,101
2	7,171	16,105	8,750	-	1,225	16	48	-	-	-	-	23,276	33,251
1.5	-	3,600	-	-	-	-	-	-	-	-	-	3,600	3,600
1	4,960	3,600	-	-	450	3	15	-	-	27,265	70	35,825	36,275
<b>BUILDING TOTAL</b>	<b>29,615</b>	<b>100,485</b>	<b>15,250</b>	<b>-</b>	<b>5,775</b>	<b>95</b>	<b>291</b>	<b>-</b>	<b>-</b>	<b>27,265</b>	<b>70</b>	<b>157,363</b>	<b>178,388</b>

Site area: 36,575sf

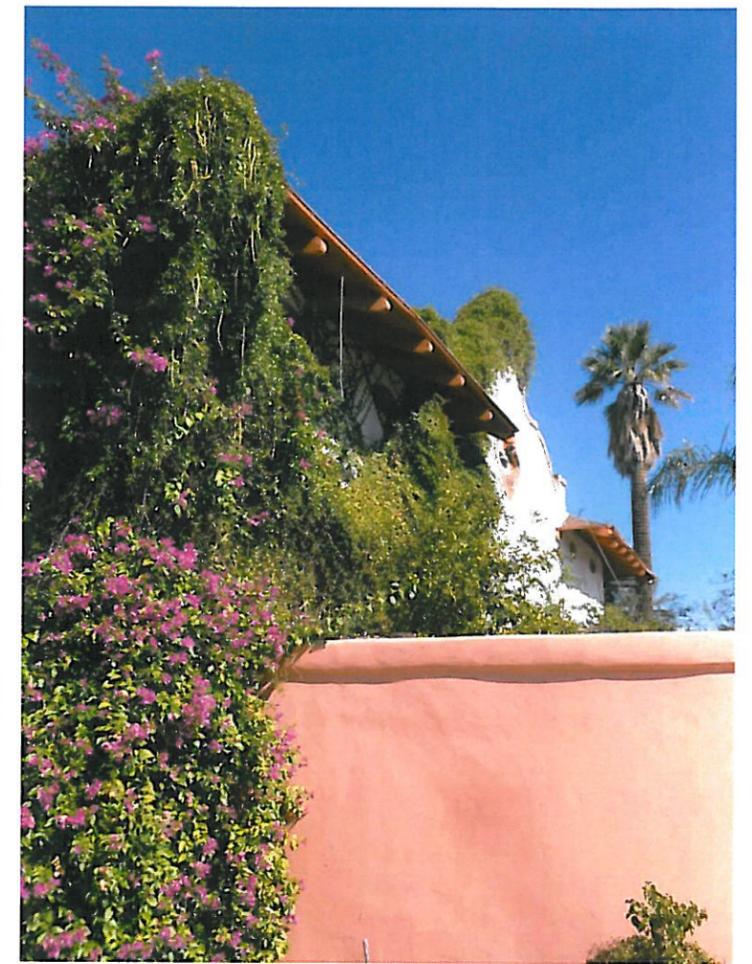


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Architectural Context - Neighborhood Influences

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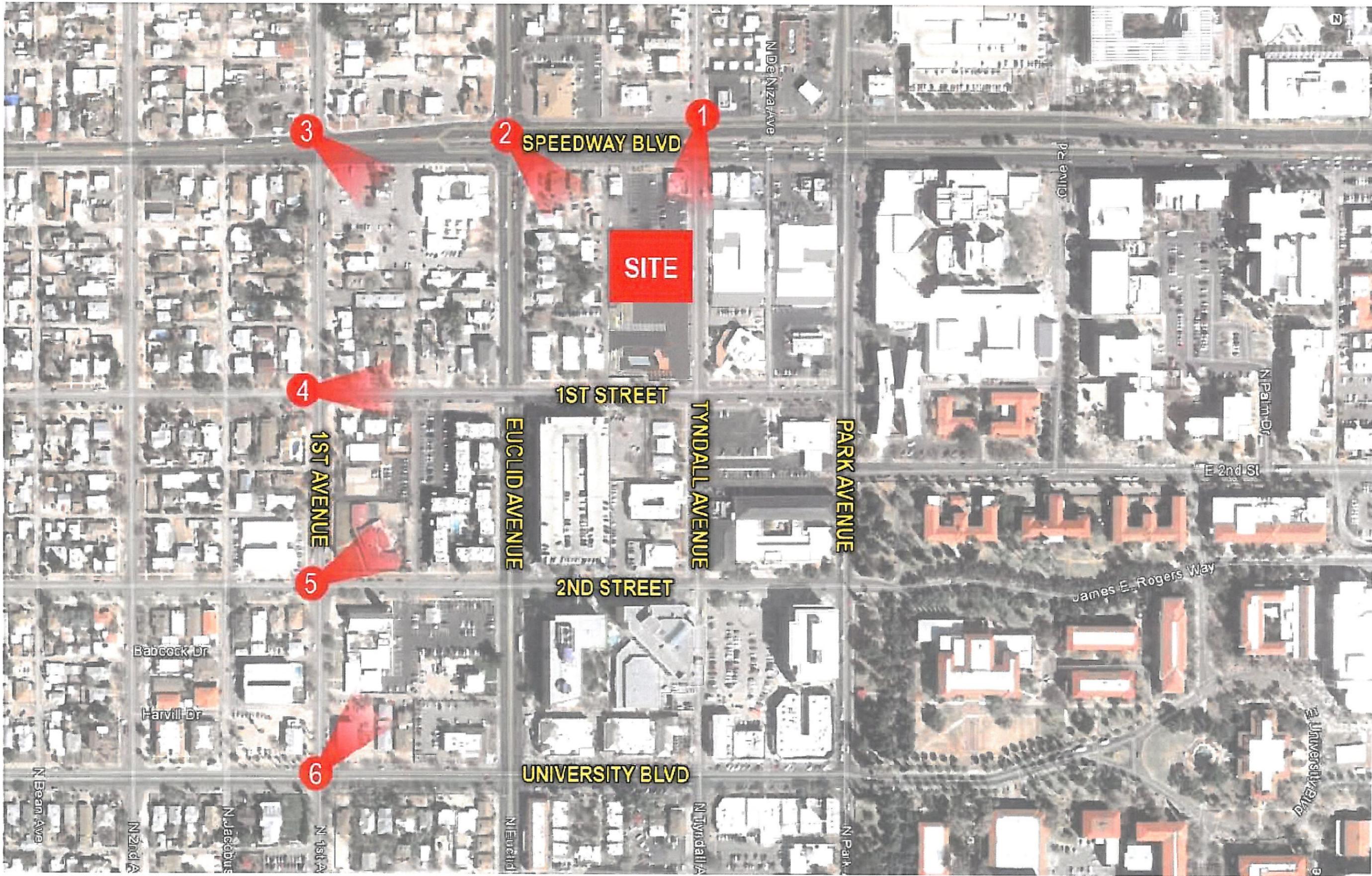
Architectural Context - Terrace Influences

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# The Hub at Tucson II





## The Hub at Tucson II

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View from Speedway Boulevard & Euclid Avenue (2)







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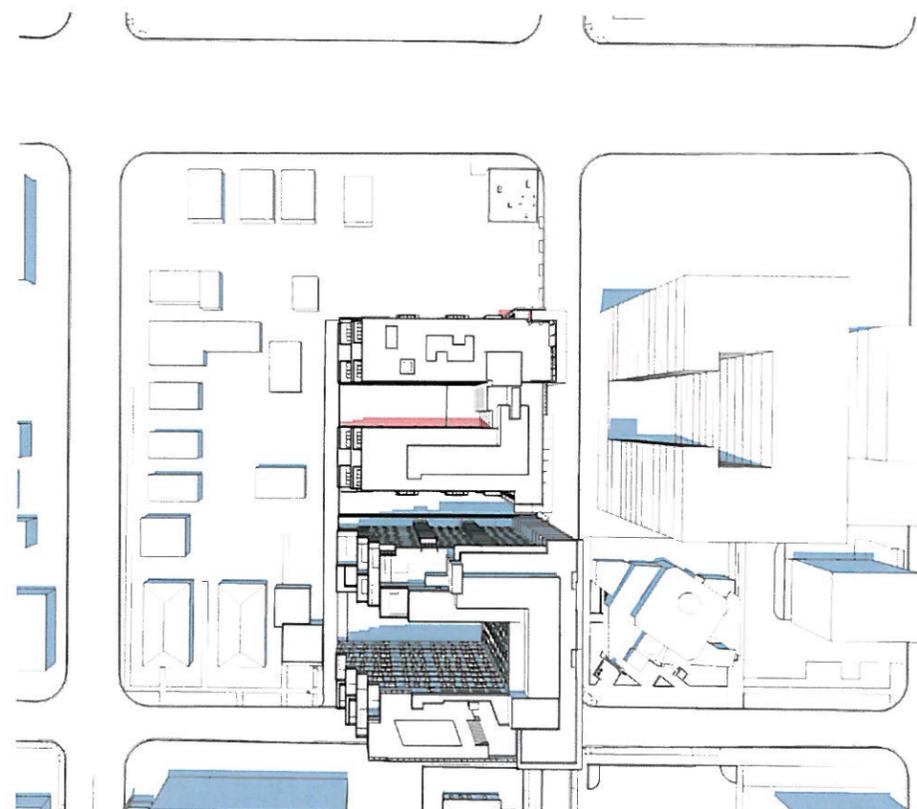
View from 2nd Street & 1st Avenue (5)

Tucson, Arizona | March 6, 2014





9:30 am



12:30 pm

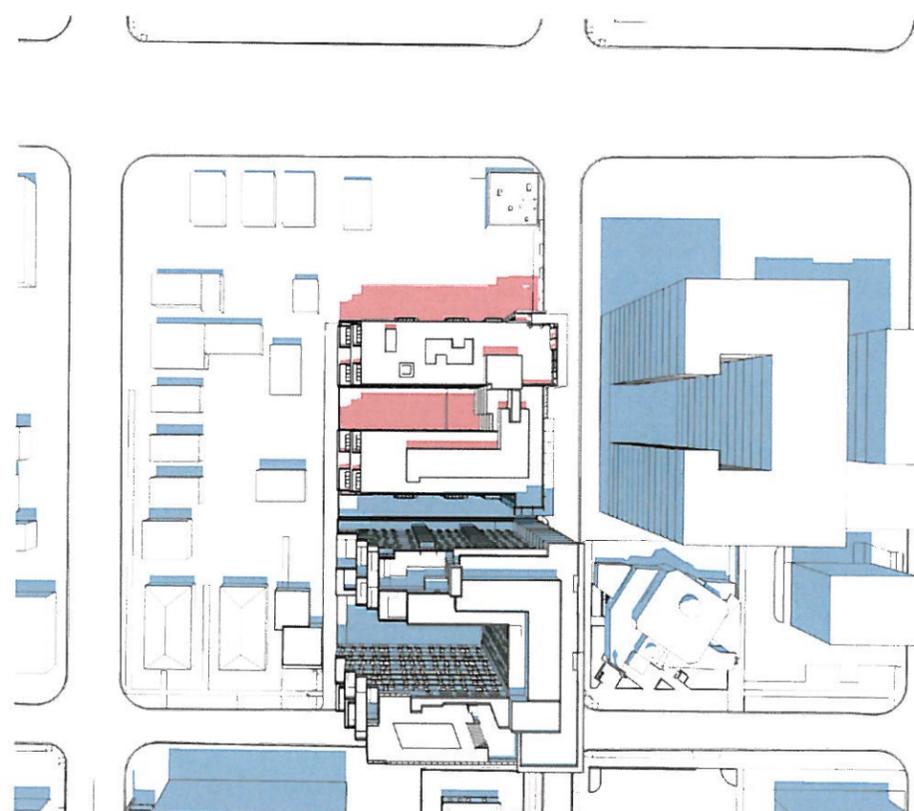


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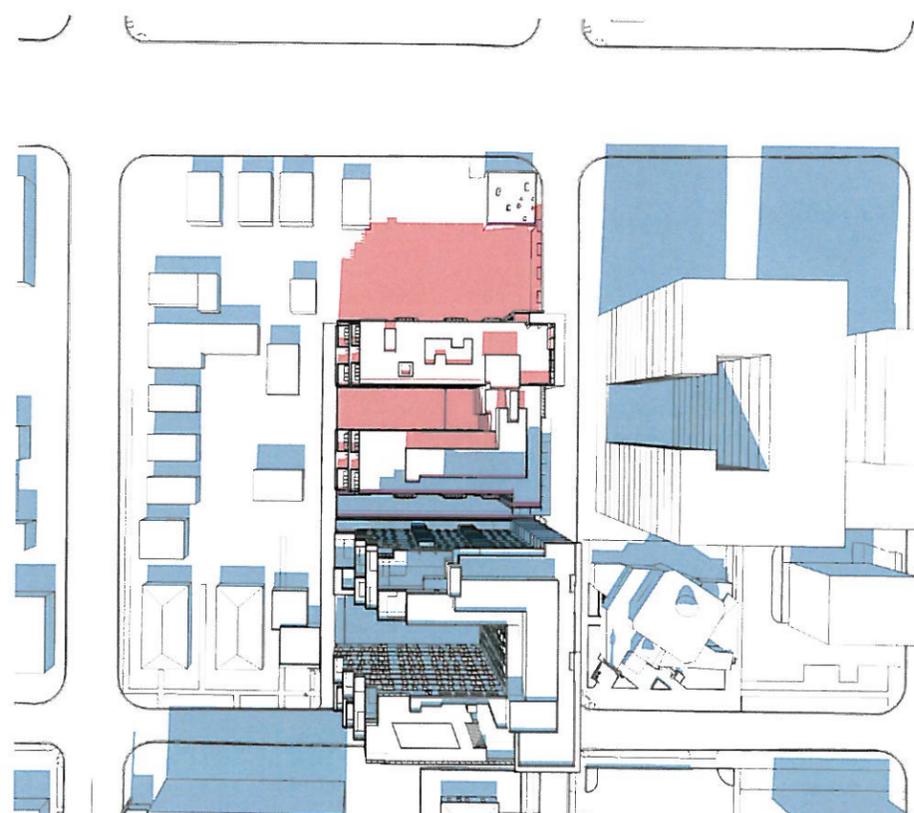


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3:30 pm



zoning analysis

	<b>zoning code reqs</b>	<b>notes</b>	<b>proposed</b>	<b>reference</b>
<b>Zoning Code</b>	2012	Tucson Land Use Code		
<b>Site Information</b>				
National Register	No	West University N.R. Historic District	no change	adjacent across alley from NR district & contributing property
<b>zoning classification</b>				
Overlay District	R-3	Residence Zone		
Subarea		Main Gate District Development overlay	no change	amended August 7, 2012
lot area gsf	36,575 sf	Tyndall subarea of Area 1 special area	no change	
lot area acres	0.84 ac	192.5'x190'	no change	
use group	Residential / Commercial		Residential / Commercial	C-2.a
use category	Group Residential	Permitted per District Overlay		C-2.a (26)
use category	Retail	Permitted per District Overlay		C-2.a (30)
<b>bulk and density</b>				
Max FAR	n/a	no maximum FAR in District		per C-3 Table 1 - Development Standards
Min lot area	n/a	no minimum lot area standards		
Min lot width	n/a	no minimum lot width standards		
Max lot coverage	n/a	no maximum lot coverage in District		
Max density	n/a	no maximum lot density in District		
<b>height limit</b>	84 ft	6 stories max.	84 ft	(max.) D-4.a & Figure 8
<b>development standards</b>				
Historic Preservation	Yes	Design to complement adjacent Contributing properties	to comply	C-19 Design Standards
Lighting	Yes	See MGD document for full scope of Lighting requirements	to comply	C-19.a -c
Building Materials and Colors	Yes	See MGD document for full scope of Building Material and Color requirements	to comply	C-19.d -k
Architectural Elements and Features	Yes	See MGD document for full scope of Architectural Elements and Feature requirements	to comply	C-19.l - r
Building Articulation	Yes	See MGD document for full scope of Building Articulation requirements	to comply	C-19.s - .x
Doors	Yes	See MGD document for full scope of Door requirements	to comply	C-19.y - .ae
Windows and Glazing	Yes	See MGD document for full scope of Window and Glazing requirements	to comply	C-19.af - .ah
Building Facades	Yes	See MGD document for full scope of Building Facade requirements	to comply	C-19.ai
Streetscape	n/a	property not along Speedway Blvd. & Euclid Ave.		C-19.aj
Height & Mass Transition	Yes	reduce effective visual bulk over 2 stories (26 ft.)	to comply	C-17.a
Special Bulk Reduction Plan	Yes	25% of street front setback atleast 12-ft. West side of Tyndall Ave.	42% provided	C-17.a
Environmentally Conscious Design Practices	Yes	Include (5) or more of 16 concepts - see MGD document for full list	to comply	D-4.b
<b>minimum setbacks</b>				
front (street)	n/a	none	to comply	per C-3 Table 1 - Development Standards
other	n/a	none	to comply	per C-3 Table 1 - Development Standards
side	n/a	none	to comply	per C-3 Table 1 - Development Standards
<b>maximum setbacks</b>				
front (street)	Yes	15-ft. max.	to comply	per C-3 Table 1 - Development Standards
other	n/a	none	to comply	per C-3 Table 1 - Development Standards
side	n/a	none	to comply	per C-3 Table 1 - Development Standards
<b>minimum perimeter yard</b>	n/a	no minimum perimeter yard width		per C-3 Table 1 - Development Standards
<b>open space</b>				
residential	yes	25 sf per DU	to comply	per C-3 Table 1 - Development Standards
retail	yes	15% of the site area - 5,486 sf	to comply	
<b>minimum landscape area</b>	yes	atleast 25% of open space at ground level	37% provided	open space at 2nd floor; per C-3 Table 1 - Development Standards
<b>vehicle parking</b>				
min parking for Residential	yes	0.50 space per DU	0.73 space	C-5.a
max parking for Residential	yes	1 space per DU	0.73 space	95 Dwelling Units/70 spaces provided
min parking for retail	yes	min. of the greater of 2 spaces or 1 space per 2,000 sf GFA	n.a.	95 Dwelling Units/70 spaces provided
<b>bicycle parking</b>			to comply	C-5.b - Additional bike storage in units
short-term parking for Residential	yes	min. of the greater of 0.3 spaces per DU or 3 spaces	50 provided	95 DU x 0.3 = 29 spaces required
long-term parking for Residential	yes	min. of the greater of 0.3 spaces per DU or 3 spaces	29 provided	95 DU x 0.3 = 29 spaces required
short-term parking for Retail	yes	min. of the greater of 2 spaces or 1 space per 5,000 sf GFA	n.a.	no retail area provided
long-term parking for Retail	yes	min. of the greater of 2 spaces or 1 space per 12,000 sf GFA	n.a.	no retail area provided
<b>loading</b>				
Off-Street loading zone	yes	atleast 12 ft x 24 ft	50' x 18' prov.	C-6.1



## Main Gate District Design Standard Compliance Hub at Tucson II

### ENVIRONMENTALLY CONSCIOUS DESIGN PRACTICES COMPLIANCE (SECTION C-16)

(5 Minimum required from list of 16 possible design practices)

1. PROVIDE SHADE FOR AT LEAST 70% OF PARKING AREAS. (Ref. C-16-1)
  - Complies; See first floor plan
2. PROVIDE SHADE FOR AT LEAST 70% OF PEDESTRIAN AREAS. (Ref. C-16-2)
  - Complies; See Site Plan & First Floor Plan
3. 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. (Ref. C-16-7)
  - Will comply.
4. PROVIDE ENERGY STAR OR COOL ROOF RATED AT LEAST 0.65 REFLECTIVITY AND AT LEAST 85% EMISSIVITY. (Ref. C-16-4)
  - Will comply.
5. PROVIDE LOW-E GLASS BETTER THAN THE MINIMUM REQUIREMENT PER THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC). (Ref. C-16-12)
  - Will comply.

### DESIGN STANDARD COMPLIANCE (SECTION C-19)

1. LIGHTING STRATEGIES WILL REDUCE OR PREVENT GLARE & LIGHT TRESPASS, CONSERVE ENERGY AND PROMOTE SAFETY AND SECURITY. (Ref. C-19.a)
  - Will comply.
2. BUILDING MATERIALS SHOULD BE CHOSEN FOR THEIR TACTILE EFFECTS AND USED IN A CONTRASTING MANNER. (Ref. C-19.d)
  - Complies; See renderings.
3. ARCHITECTURAL ELEMENTS SUCH AS BALCONIES, ETC. SHALL BE USED TO ENHANCE THE ARCHITECTURAL STYLE OF THE BUILDING. (Ref. C-19.i)
  - Complies; See renderings and first floor plan
4. ANY BUILDING OVER 85-FT LONG MUST BE ARTICULATED IN ORDER TO APPEAR AS A BUILDING NO LONGER THAN 85-FT. ALONG THE FRONT PROPERTY LINE. (Ref. C-19.u)
  - Complies; See renderings and plans
5. DOORS AT PRIMARY PEDESTRIAN ENTRANCES MUST BE SHADED OR PROTECTED FROM THE WEATHER. (Ref. C-19.y)
  - Complies; See renderings and plans.
6. GLAZING SHALL BE LOW-E AND SHALL ALLOW A VISUAL CONNECTION THROUGH EITHER SIDE OF THE WINDOW. (Ref. C-19.AF)
7. BUILDING FACADES (2 MIN. REQUIRED) (Ref. C-19.ai)
  - SHADE STRUCTURE (Ref. C-19.ai.6)
  - CHANGES TO BUILDING PLANE SUCH AS INDENTATIONS, TEXTURES, OR ACCENT MATERIALS. (Ref. C-19.ai.7)
  - WINDOW DISPLAYS OR VISIBLE ACTIVITY ON THE GROUND FLOOR. (Ref. C-19.ai.9)

### PARKING STRUCTURE DESIGN STANDARD COMPLIANCE (SECTION C-5.c)

1. PARKING STRUCTURES SHALL BE DESIGNED SO THAT PARKED VEHICLES ARE SCREENED FROM VIEW AT STREET LEVEL, THROUGH INCORPORATION OF DESIGN ELEMENTS... (Ref. C-5.c.1)
  - Complies; See rendering and plans
2. LIGHTING WITHIN THE PARKING STRUCTURE SHALL PROVIDE FOR SAFETY AND SECURITY OF BUILDING USERS AND NO LIGHT BULBS SHALL BE DIRECTLY VISIBLE FROM OUTSIDE THE PARKING STRUCTURE. (Ref. C-5.c.4)
  - Will comply.
3. PARKING STRUCTURE SIGNAGE TO BE PROVIDED TO DIRECT THE VEHICULAR AND PEDESTRIAN TRAFFIC IN PROPER AND SAFE CIRCULATION WITHIN AND TO AND FROM THE PARKING STRUCTURE. (Ref. C-5.c.5)
  - Will comply.

### UTILITY FACILITIES DESIGN STANDARD COMPLIANCE (SECTION C-8)

1. GROUND FLOOR VENTS SHALL BE ORIENTED AWAY FROM PEDESTRIAN PLAZAS AND AREAS AND BUILDING STREET FRONTAGE. (Ref. C-8.c)
  - Will comply.
2. NO BUILDING EQUIPMENT, ANTENNA OR SATELLITE DISHES SHALL BE LOCATED ALONG THE BUILDING FAÇADE FACING THE STREET. (Ref. C-8.d)
  - Will comply.

### RIGHT-OF-WAY MAINTENANCE DESIGN STANDARD COMPLIANCE (SECTION C-11)

1. PROPERTY OWNER IS RESPONSIBLE AT ALL TIMES FOR MAINTENANCE OF LANDSCAPE, HARDSCAPE, BUILDING ARCHITECTURAL ELEMENTS AND SITE FURNISHING INSTALLED IN THE PUBLIC RIGHT-OF-WAY. (Ref. C-11.a)
  - Will comply.
2. PROPERTY OWNER SHALL REPLACE OR REPAIR VANDALIZED ELEMENTS WITHIN 48 HOURS. (Ref. C-11.b)
  - Will comply.
3. AND SHALL REPLACE DEAD OR MISSING VEGETATION WITHIN 14 DAYS TO ENSURE FULL COMPLIANCE WITH APPROVED LANDSCAPE PLANS. (Ref. C-11.c)
  - Will comply.

