



LAW OFFICES OF

**Lazarus, Silvyn & Bangs, P.C.**

A PROFESSIONAL CORPORATION

March 4, 2014

Mr. Jim Mazzocco  
City of Tucson Planning Administrator  
201 N. Stone Ave., 1<sup>st</sup> Floor  
Tucson, AZ 85701

Re: Main Gate Overlay District (“MGOD”); Interpretation

Dear Jim:

Thank you for meeting with me and my client to discuss the proposed new development at 1023 N. Tyndall (the “Property”). As you know, Core Campus (“Core”) is proposing student housing on the Property, which is currently being called The Hub at Tucson II (“Hub II”). Earlier this month, we had a pre-application meeting with City staff to discuss Hub II. A question arose as to the definition of a “Story” as applied to the proposal. The purpose of this letter is to request clarification on the definition of the term “Story” as it relates to the Hub II proposal.

The MGOB permits development on the Property up to 84 feet and six stories. MGOB §D-6, Figure 8. The MGOB defines “Story” (MGOB, § C-1) as:

A complete horizontal section of a building, having one continuous or practically continuous floor level. A mezzanine shall be considered a portion of the story below and not contribute to number of stories if the mezzanine does not exceed one-third of the floor area of the room or space in which it is located.

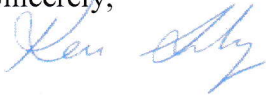
As you can see from the attached East-West Building Section, Core is proposing a six-story building on the Property. The first story is a 16-foot high horizontal section that is comprised of mostly parking. The five stories above the first story are all residential student housing. Along the Tyndall Avenue frontage, and within the first story, 16-foot horizontal section, Core will provide three townhouse living environments that will contain two levels within that 16-foot horizontal section.

Based on the definition above, because the two-level split for the townhomes is only on a small portion of the complete horizontal section of the first floor (otherwise taken by parking), we believe the split into 2 levels of the townhomes is still considered part of the first story for purposes of the MGOB definition and number of stories. We are requesting confirmation of that interpretation as we move forward to ensure the Townhome product is viable within the Hub II.

Finally, I would also like to confirm the interpretation discussed at the staff meeting that the pool located on the roof is not a “story,” and the ultimate height (84 feet) will be measured to the top of the portion of the elevator that is habitable.

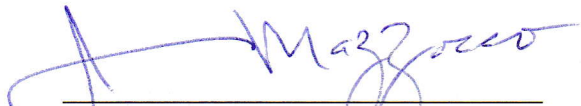
If this letter appropriately summarizes the clarifications from our meeting, please indicate by your signature below. I am happy to provide any other additional information. Thank you again for your time and attention to this matter.

Sincerely,



Keri L. Silvyn, Esq.

AGREED to by:

  
\_\_\_\_\_  
Jim Mazzocco  
City of Tucson  
Planning Administrator  
3-5-2014  
Zoning

Attachment

cc: Tom Harington, Core Campus  
Marc Lifshin, Core Campus  
Jeff Zelisko, Antunovich Associates