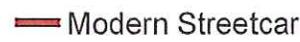


## Linked Activity Nodes

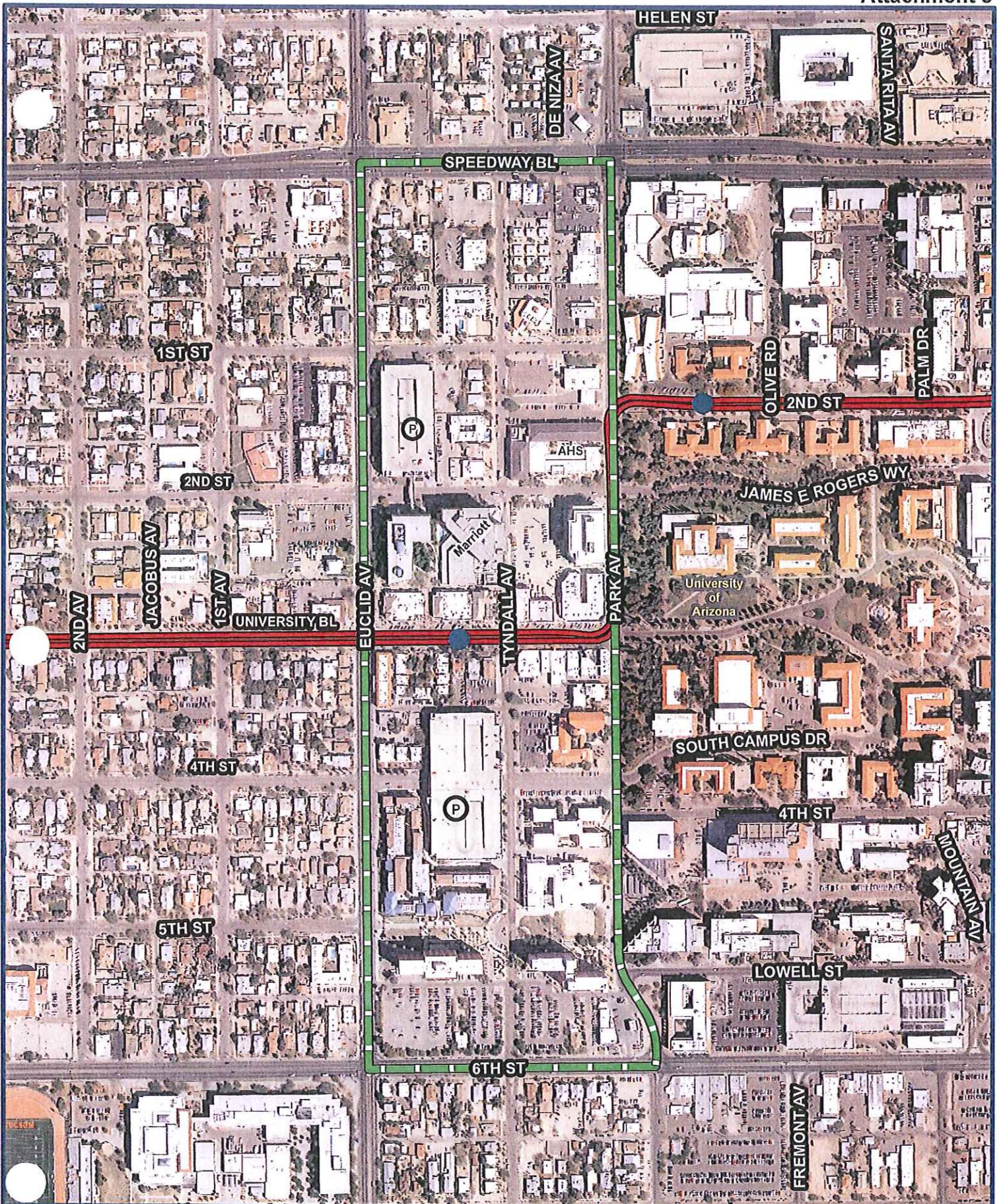
-  West Univ. Transition Area
-  Arizona Health Science Center
-  4th Avenue Business District
-  Modern Streetcar
-  University of Arizona
-  Downtown
-  Streetcar Stops
-  Main Gate Business District
-  West of Downtown



1:24,000

Jim Robinson  
Date: 9/29/2011

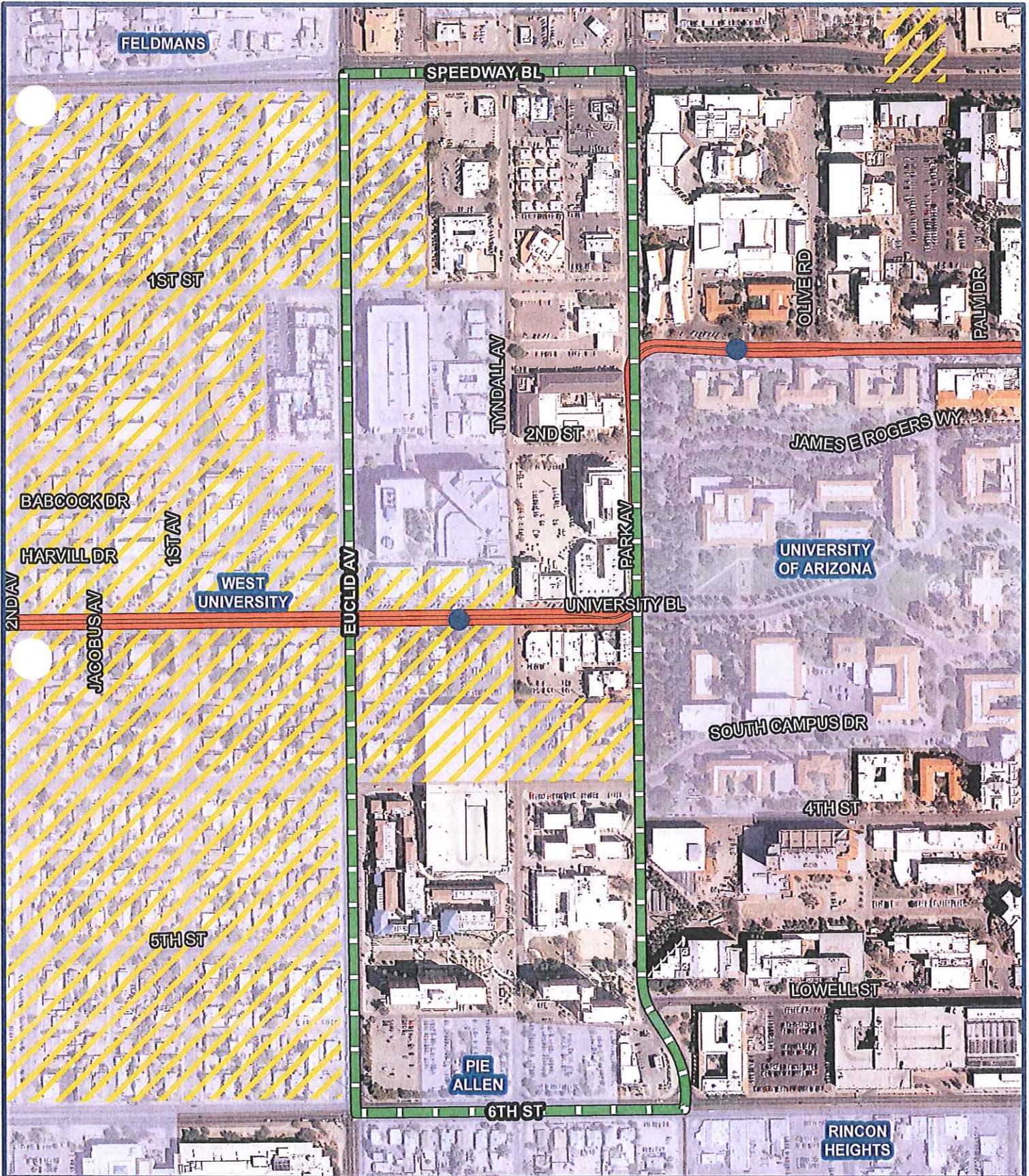
Path: D:\Jim\Projects\JoanneHershenhorn\StreetCar\SCarRoute\_8x11.mxd



-  West Univ. Transition Area
-  Modern Streetcar
-  Streetcar Stops

# West University Transition Area

1:5,000   
 Jim Robinson  
 Date: 9/29/2011

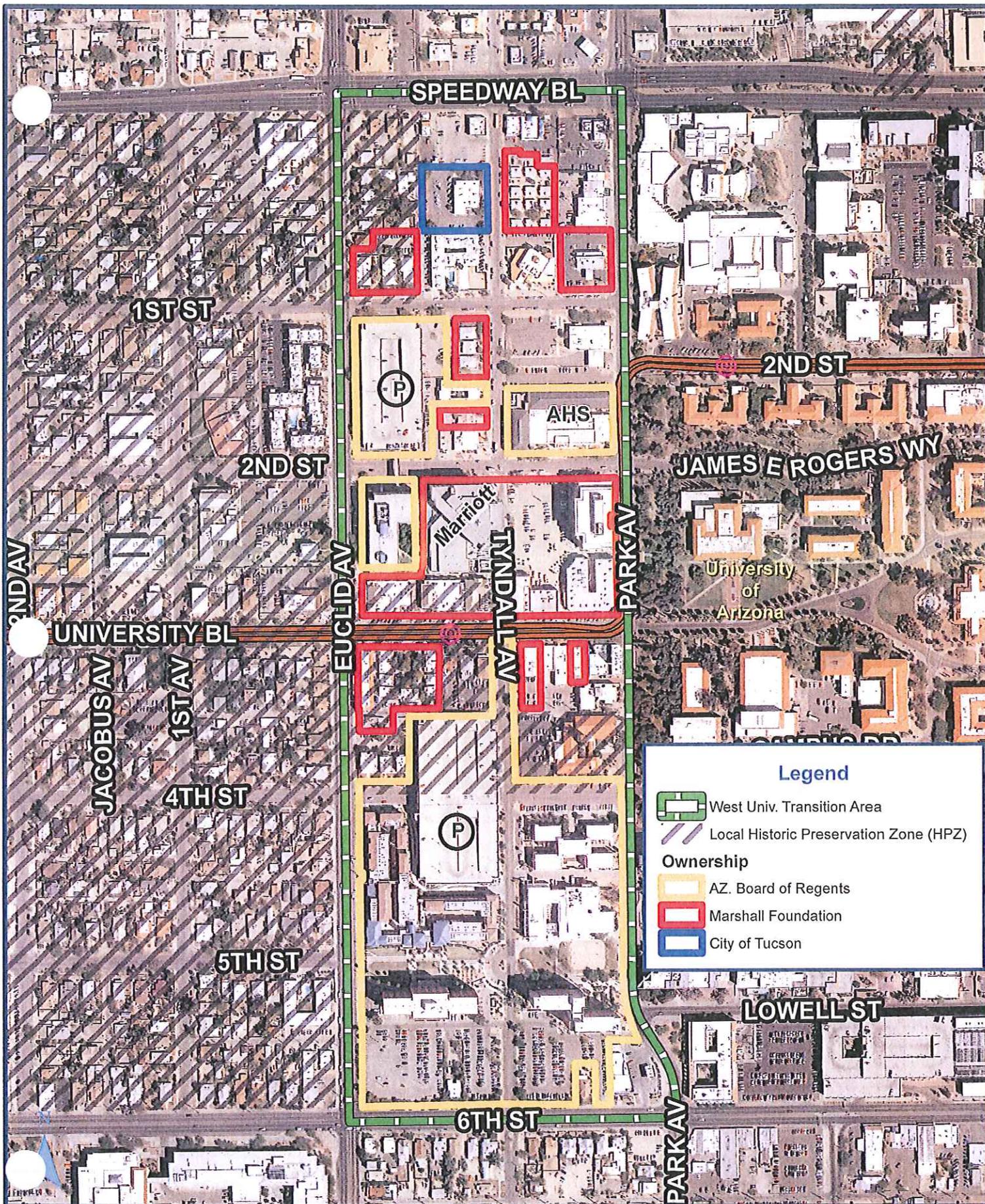


### West University Historic Districts

-  West Univ. Transition Area
-  National Register Historic District
-  Modern Streetcar
-  Local Historic Preservation Zone (HPZ)
-  Streetcar Stops

1:4,500 

Jim Robinson  
Date: 9/29/2011



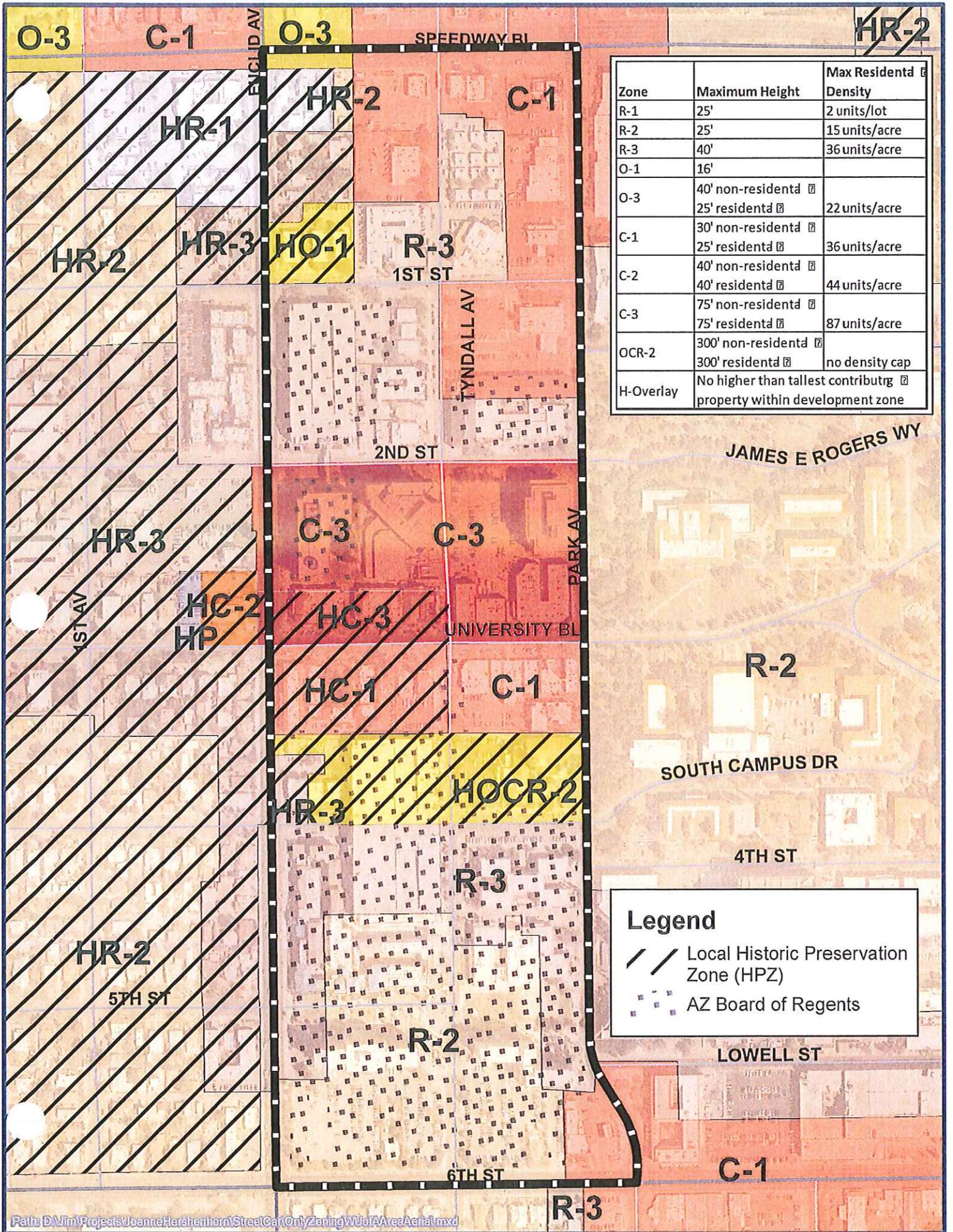
**Legend**

-  West Univ. Transition Area
-  Local Historic Preservation Zone (HPZ)

**Ownership**

-  AZ. Board of Regents
-  Marshall Foundation
-  City of Tucson

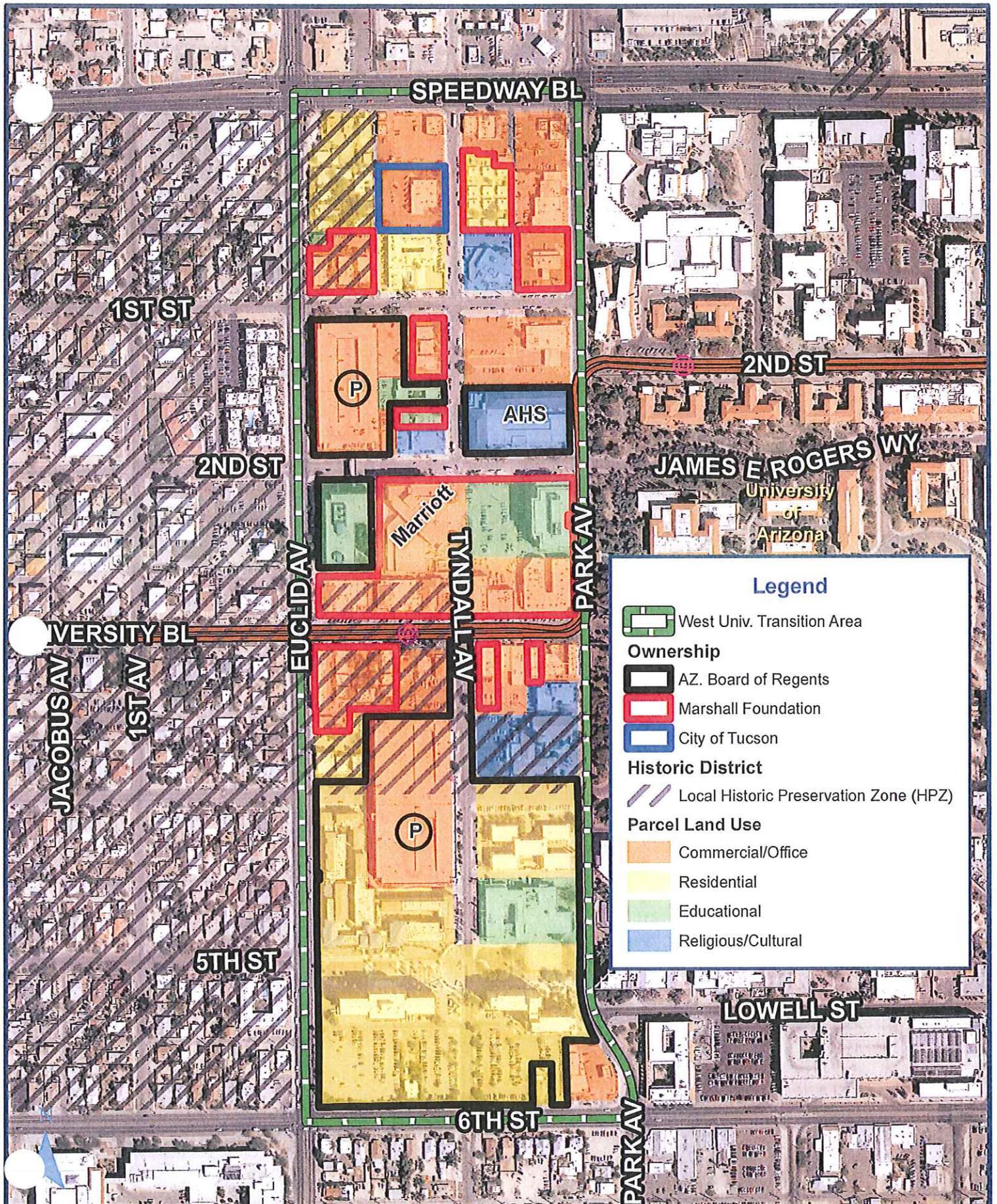
# Transition Area Ownership



Zone	Maximum Height	Max Residential Density
R-1	25'	2 units/lot
R-2	25'	15 units/acre
R-3	40'	36 units/acre
O-1	16'	
O-3	40' non-residential 25' residential	22 units/acre
C-1	30' non-residential 25' residential	36 units/acre
C-2	40' non-residential 40' residential	44 units/acre
C-3	75' non-residential 75' residential	87 units/acre
OCR-2	300' non-residential 300' residential	no density cap
H-Overlay	No higher than tallest contributing property within development zone	

**Legend**

- Local Historic Preservation Zone (HPZ)
- AZ Board of Regents



## Transition Area Ownership and Land Uses

## WEST UNIVERSITY NEIGHBORHOOD PLAN TRANSITION AREA

### Plan Amendment Policy and Map Changes

September 28, 2011

#### Introduction

The Transition Area is subject to the following policies and design guidelines. If there is a conflict between this section's policies and another part of the neighborhood plan, this section shall take precedent.

#### Transition Area Policies and Design Guidelines

The Transition Area includes Areas 1, 2, and 3, as shown on Map 1. Areas 1 and 2 consist mostly of privately-owned property, while Area 3 consists mostly of property owned by the Arizona Board of Regents (ABOR). It is encouraged that the ABOR properties be developed consistent with the transit-oriented development (TOD) policies and design guidelines indicated in this plan. Land uses encouraged in Areas 1, 2, and 3 are indicated in Policy A below. Maximum allowable building heights are indicated in Policy B below.

#### Policy A-Land Uses

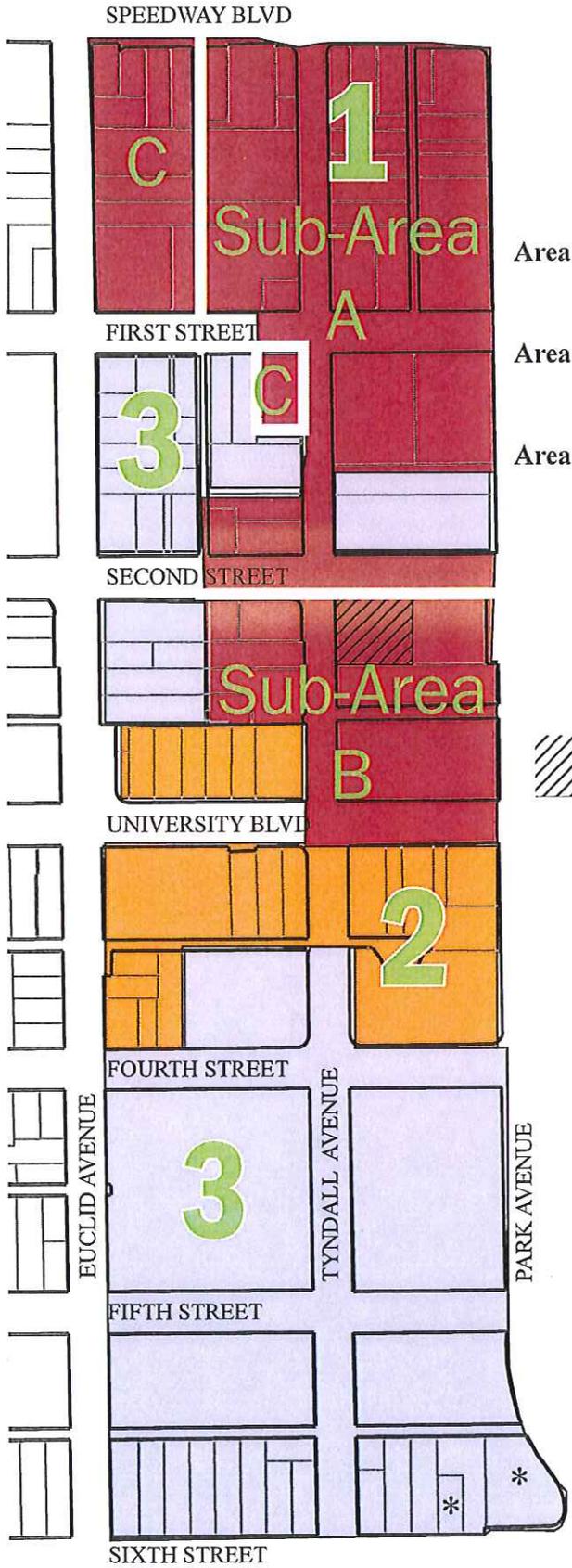
The following uses are considered supportive of TOD and are encouraged in Areas 1, 2, and 3; except only those uses permitted in the residential and O-1 zones are allowed in Area 1, Sub-Area C, if Option 1 in Policy B.1.c. below is selected. In addition, a use not listed below may be allowed if the Planning and Development Services Director makes a finding that the subject use is of the same intensity as the uses listed below; except only those uses permitted in the residential and O-1 zones are allowed in Area 1, Sub-Area C, if Option 1 in Policy B.1.c. below is selected.

Administrative and Professional Offices  
 Alcoholic Beverage Services including micro-breweries  
 Civic Assembly  
 Cultural Uses  
 Educational Uses  
 Educational Use-Post-Secondary  
 Entertainment Uses, including theaters  
 Financial Services  
 Food and Beverage Sales  
 General Merchandise Sales  
 Instructional School  
 Lodging  
 Mixed Use (a combination of residential and other uses in this list)  
 Personal Services  
 Residential, Attached  
 Residential, Multi-Family  
 Travelers' Accommodation

#### Allowable Special Transit-Oriented Development (TOD) Uses

Drive-thrus may be allowed as an accessory use and shall be designed so as not to interfere with pedestrian circulation.

**MAP 1 Transition Area Land Use Designations**



**Area 1: Transit-Oriented Development (TOD) Area**  
 Varied Heights-See Transition Area Policy B

**Area 2: Mixed Use Area**  
 Restricted Heights

**Area 3: University of Arizona TOD Area**  
 Owned by ABOR, except \*privately owned

Support TOD on privately owned parcels, consistent with surrounding development

 Amended 12/7/2009, Resolution No. 21449, to allow 140 foot high building in the northwest portion of the block bounded by Second Street, Park Avenue, University Blvd, and the Tyndall Ave. alignment

## **Policy B-Building Heights**

### **1. Area 1 – TOD Area**

Area 1 has three Sub-Areas, A, B and C (see Map 1). Allowable building heights are as follows:

- a. Sub-Area A: A variety of building heights, ranging from up to 6 to 14 stories, is allowed, as per Map 2.
- b. Sub-Area B: Building heights in this area are restricting to the existing zoning building height; except a building height of up to 140 feet is allowed in the northwest portion of the block bounded by 2nd Street, Park Avenue, University Boulevard, and the Tyndall Avenue alignment, as per a 2009 plan amendment for the site (12/7/2009, Resolution No. 21449).
- c. Sub-Area C: Two building height options are presented (see Map 2).
  - Option 1: Maintains a residentially-scaled building height of 16 feet in the western half of the block bounded by Euclid Avenue, Speedway Boulevard, Tyndall Avenue and 1st Street, as per a 1991 plan amendment (February 11, 1991, Resolution No. 15586); and at the southwest corner of Tyndall Avenue and 1st Street, as per a 1999 plan amendment (April 12, 1999, Resolution No. 18264).
  - Option 2: Allows 4- to 6-story building heights.
    - 6-story buildings along Speedway Boulevard, and 4-story buildings along Euclid Avenue
    - TOD uses as per Policy A apply
    - The street corner design guidelines should apply at the southeast corner of Speedway Boulevard and Euclid Avenue, to make a gateway architectural statement. The architectural style should be compatible with that of the West University historic neighborhood west of Euclid Avenue.
    - Development plans should be reviewed by the West University Neighborhood Association.

### **2. Area 2 – Mixed Uses, Restricted Heights (see Map 1)**

Building height in this area is restricted to the existing zoning building height, or no greater than 40 feet for new development.

### **3. Area 3 – UA TOD Area (see Map 1)**

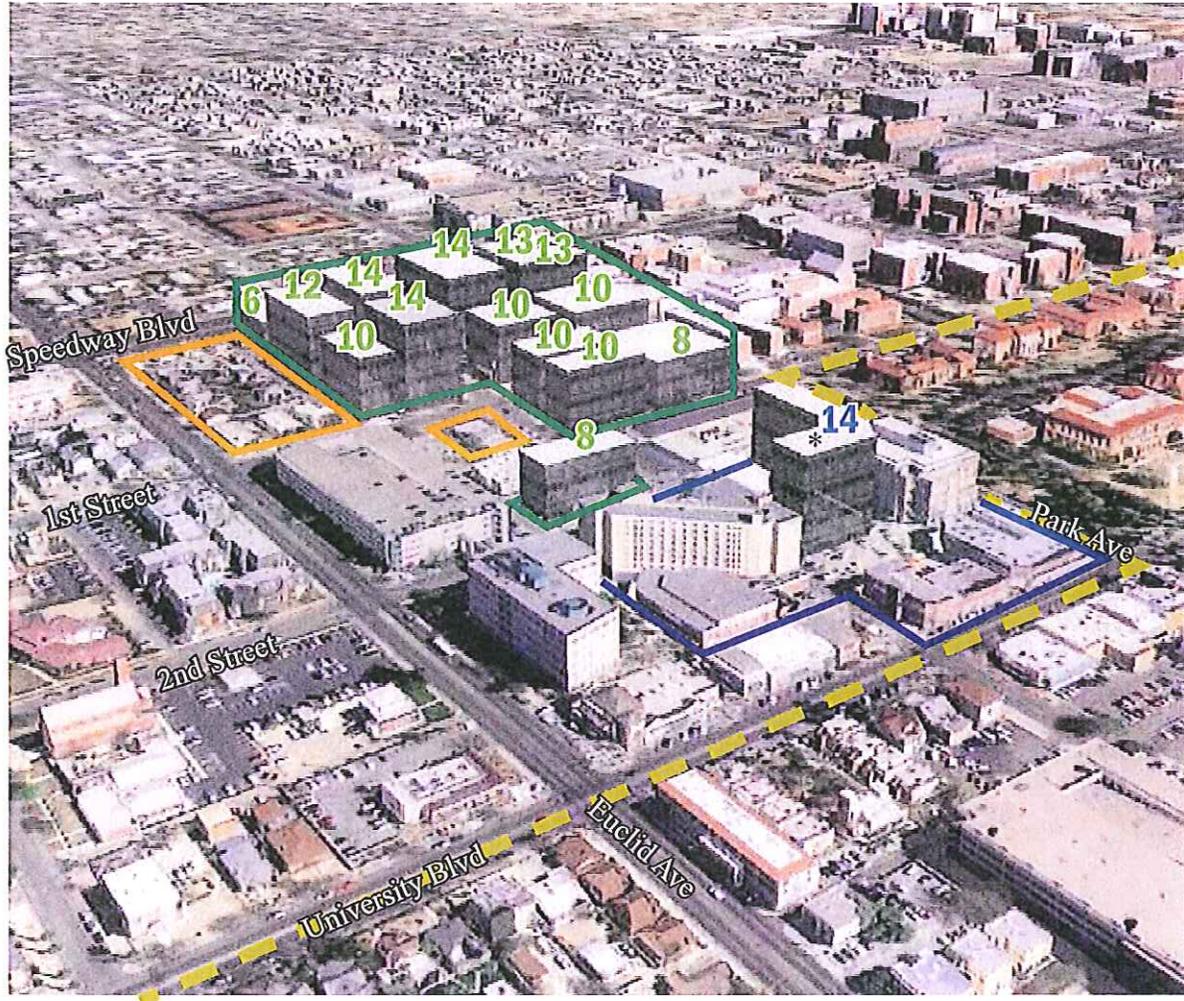
Area 3 consists mostly of UA development, and includes a couple of parcels not owned by ABOR. Private property in Area 3 may be developed with TOD-supportive uses, as per Transition Area Policy A. Building height consistent with the surrounding development is allowed.

# MAP 2 Building and Massing, Area 1

Numbers refer to stories. Massing boundaries are approximate.

## Option 1

\*2009 Plan Amendment



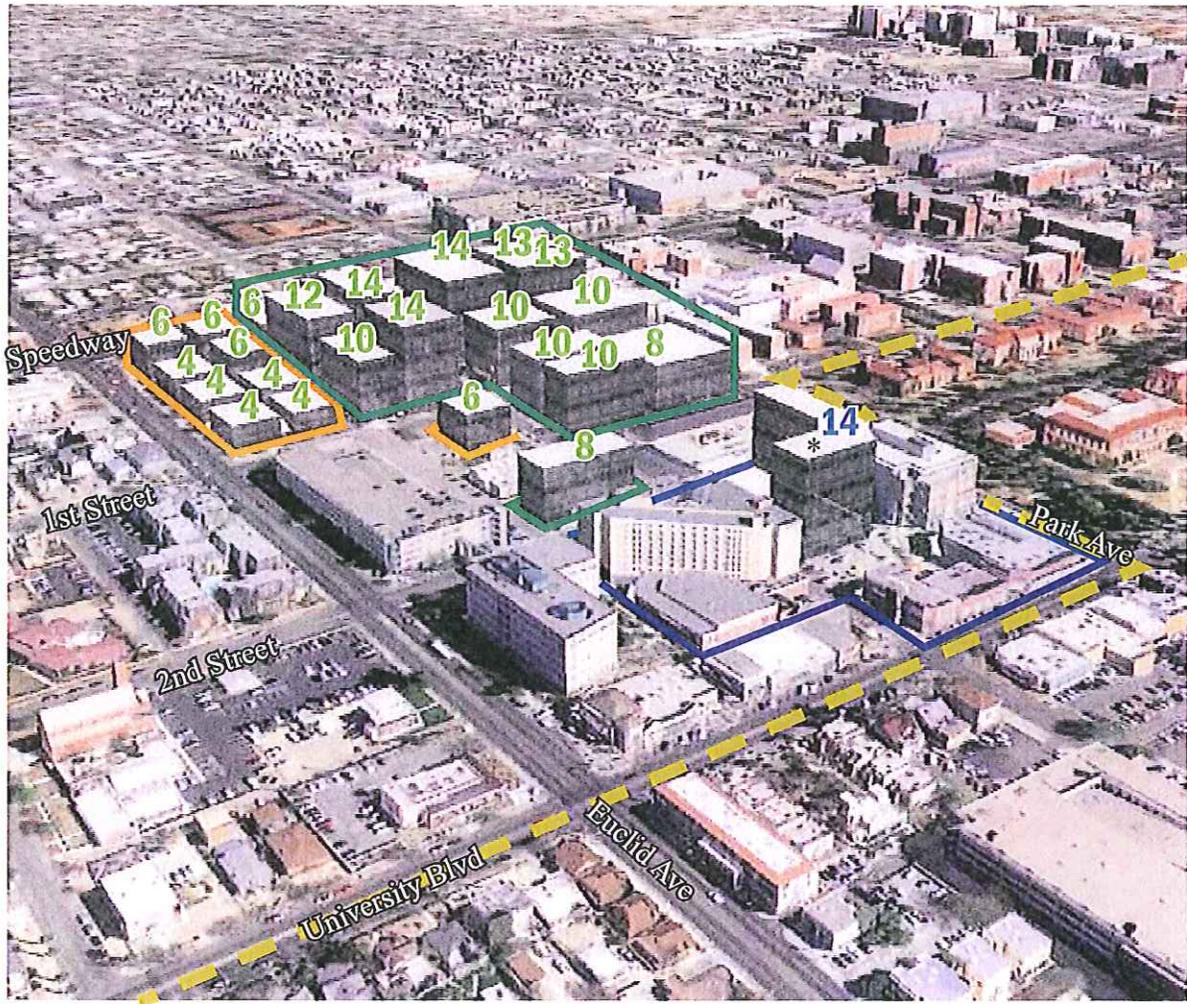
-  Modern Street Car Line
-  Sub Area A
-  Sub Area B
-  Sub Area C-Maximum Building height 16 Feet

# MAP 2 Building and Massing, Area 1

Numbers refer to stories. Massing boundaries are approximate.

## Option 2

\*2009 Plan Amendment



-  Modern Street Car Line
-  Sub Area A
-  Sub Area B
-  Sub Area C

## Transit Oriented Design Guidelines

It is encouraged that new development in the Transition adhere to the following:

### Overall Design Guideline

Development in the Transition Area shall be focused on creating an urban neighborhood with residential and non-residential uses, and a multi-modal emphasis that is comfortable for pedestrians.

### Streetscape Design

In developing a streetscape for a new development, the following design features are encouraged:

#### *Sidewalks*

Sidewalks should be designed to be consistent with adjoining properties, and wide enough to accommodate pedestrian traffic. Further, they should include, when practical, space for street features like outdoor seating for restaurants and cafes, merchandise display, vegetation, and street lights.

#### *Permeability*

First floors of buildings should have a significant portion of the façade area with windows that highlight visible activity within and outside the building.

#### *Entrances*

Front doors should be visible or identifiable from the street and spaced to accommodate pedestrians.

#### *Setbacks*

Building should be designed to be adjacent to the sidewalk. Parking areas should be either within a parking structure or at the side or rear of the building.



### *Shade*

Walking, waiting, and seating areas should be designed to assure that pedestrians are provided a shade option by trees or artificial shading devices, such as covered walkways, awnings, balconies, and overhangs. Shaded patios, courtyards, and covered walkways contribute to a pedestrian environment, add architectural value, and create areas for passive and active recreation.

### *Landscaping*

Vegetation should be encouraged around development to provide shade and ground cover so as to present a cool respite from the extremes of Tucson weather. The vegetation should be drought tolerant and planted using best practices of urban landscaping design. Vegetation should be strategically located to reduce solar heat gain and shade.

### *Street Corners*

Street corners offer an opportunity to create open space, public gathering places, and neighborhood entry features. Buildings at street corners have a high level of visibility. The height, massing and accent materials of buildings at corners should be encouraged to display interesting architectural features, and create shade areas and public gathering spaces. Uses such as cafes and restaurants should be located nearby to activate the area.

### *Open Space*

New development is encouraged to have open space features such as esplanades, courtyards, plazas and similar features to create public gathering spaces. Pedestrian activities should be considered in the design and planning of ground floor spaces so there is easy passage to the nearby public spaces. It is important that the plazas and parks provide ample shade structures and tree canopies.

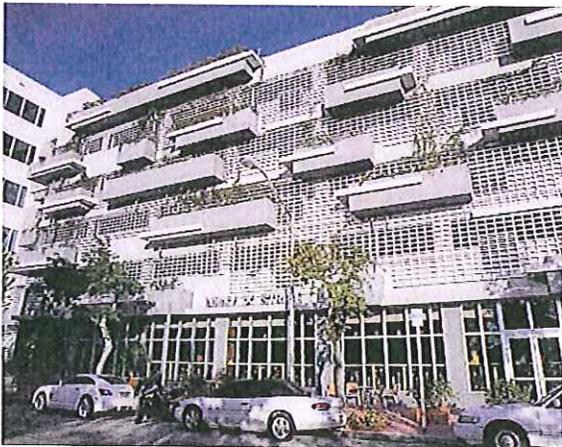
## **Architectural Design Guidelines**

**Scale, Proportion, and Massing** - A building's scale, proportion and massing should create a comfortable and well-detailed urban environment by establishing a broad variety of buildings, heights, architectural form and detail. Scale, proportion, and massing should also establish architectural patterns or features that relate to adjacent developments. Large areas of undifferentiated or blank building facades or out-of-scale buildings should be avoided. Varying proportions are encouraged. The building design and street level architectural details should reinforce active streetscapes and be of visual interest to pedestrians.

**Solar Heat Gain** - Landscaping and shade are especially encouraged on the south and west sides of new development. Heat build-up should be minimized, especially in pedestrian areas. Energy consumption should be designed to be efficient within the development. Paved surfaces should be minimized on the south and west sides of buildings where vegetated ground cover, permeable surfaces and trees are encouraged. Roofs should be designed to include vegetation and/or highly reflective materials.

## **Parking Design Guidelines**

Most parking should be within a parking structure. Parking structures should be designed to activate the street level by incorporating ground floor retail/commercial uses, and have visually appealing facades. Large areas of surface parking should be discouraged as they create an uninviting pedestrian zone. Individual parking plans are encouraged for each development. The City or another property owner may need to consider a public parking structure if the need for one is identified. All new development must include bicycle parking.



## **Loading and Service Areas Design Guidelines**

Loading and service areas should be visually minimized, and located away from pedestrian areas. Service driveways should be at the rear or the side of development or located within a parking structure. They should be screened with landscaping or other architectural screening elements. Temporary loading zones may be located on rear or side streets and used during off-peak hours.

## **Access Management**

Existing and new sidewalks should be maintained to be accessible and easily connected to adjoining properties. Where driveways are necessary they should be designed to have the least interference with pedestrian areas.

## **Transportation Study**

The City should engage in a comprehensive transportation study of the Transition Area and nearby areas that analyzes potential problems and recommends solutions to local traffic issues. The study should include an assessment of problems, and recommend improvements for pedestrian and bicycle traffic. It should also analyze what road improvements need to be made to improve levels of service, and where traffic calming features should be installed to discourage cut-through traffic onto local streets.

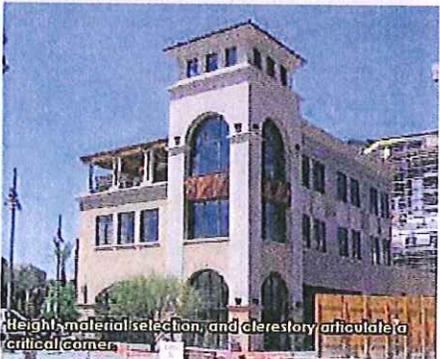
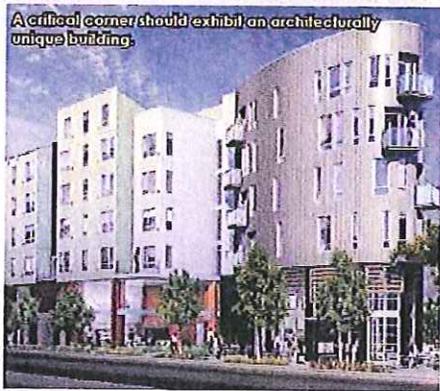
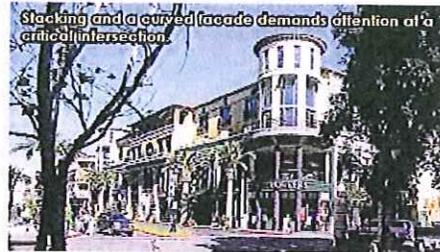
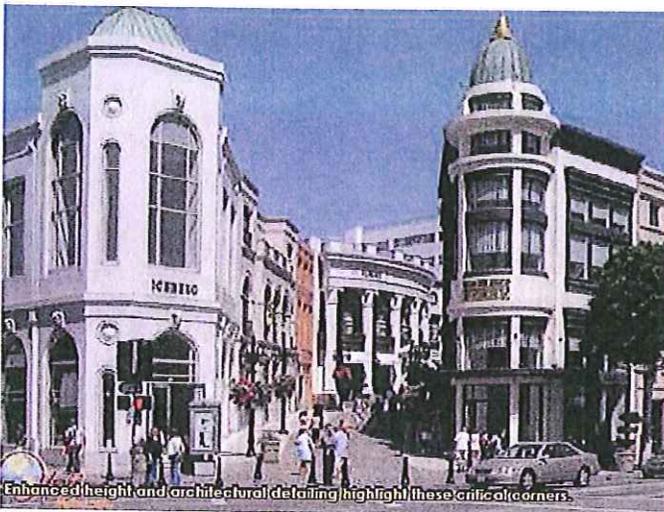
## Special Streetscape Scenarios Design Guidelines

### *Speedway Boulevard and Park Avenue Buffering*

Development along Speedway Boulevard and Park Avenue should be designed to assure pedestrian comfort and safety. Bollards, trees and similar features should be used to increase pedestrian safety, especially along Speedway Boulevard. Wider sidewalks should also be considered as practical, to allow pedestrian passage and safety. Bus pullouts should be considered along Park Avenue so as not to slow oncoming traffic.

### *Speedway Boulevard and Euclid Corner (if Option 2 of Area 1, Sub-Area C is selected)*

Development along this corner should be designed to be historically compatible with the adjacent neighborhood, and provide a western “gateway” entry to the Transition Area, while providing buffering between the more dense development to the east and the established residential area to the west. Sidewalks should be located away from Speedway Boulevard, with pedestrian safety and comfort features incorporated.



# PUBLIC SUBMITTALS

# LMLN Properties, LLC

Comments on the urban overlay plan

Presented to Planning and Development Services, September 26, 2011

# Who are we?

- William Hubbard is the manager (day job, Professor of Planetary Sciences at UA).
- Owners are his two daughters and six grandchildren.
- Our family has owned these properties for about 35 years.

 vehicular accident

LMLN

LFBR

SARR

Gladding

owner-occupied

owner-occupied  
Lynne & Johnny  
Birkinbine  
& 3 kids  
717 and 723  
E 1st St.

church

non-profit

rentals



Speedway Blvd.

Euclid Ave.

E. 1st St.

First Christian Church

UA/foundations

McCarthy

UA/foundations

City of Tucson  
public housing

Birkinbine  
Birkinbine

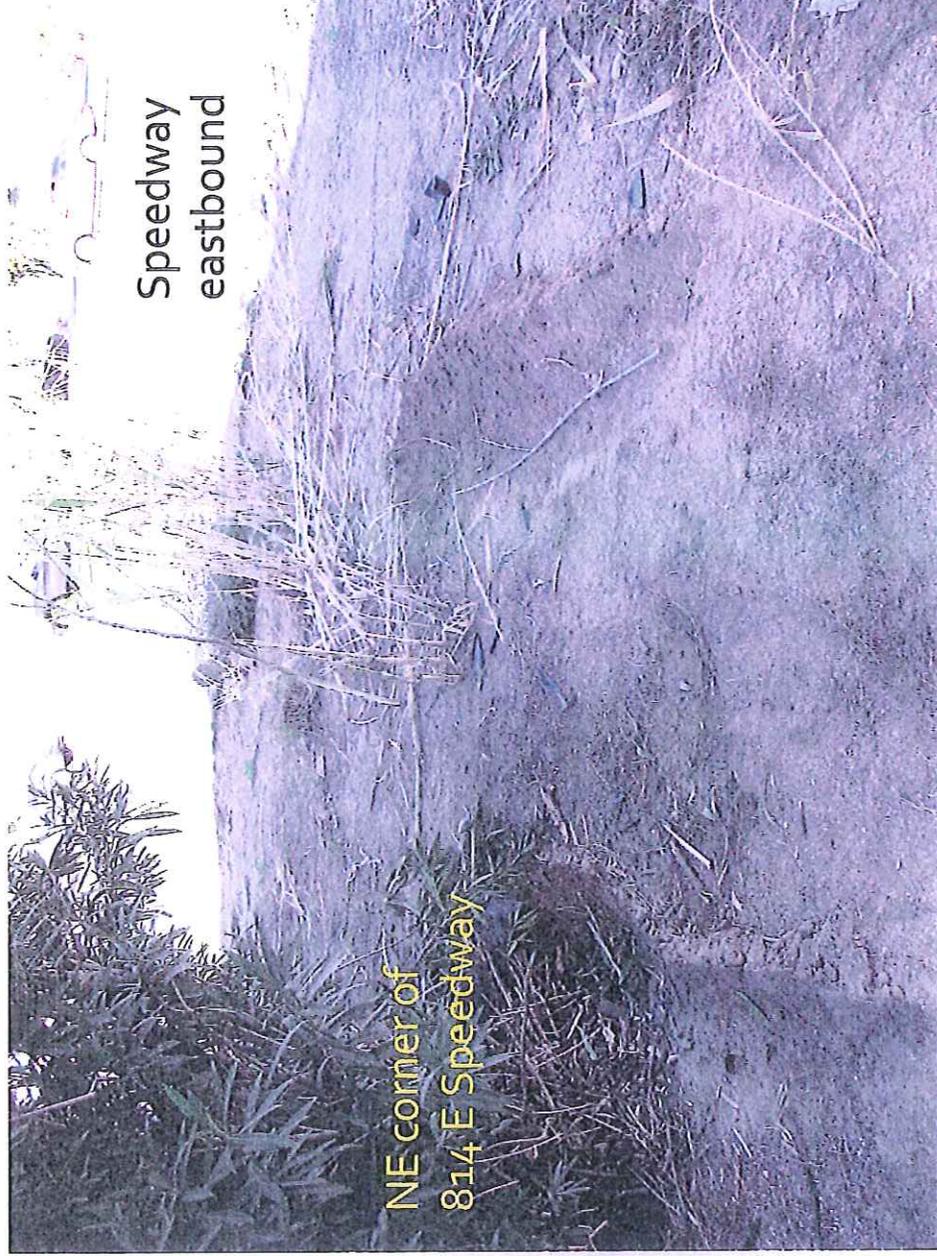
Postal History

Campus Walk  
condos

## Problems with the proposed “buffer” role

- New high-rise dorms immediately to our east will degrade our properties unless we can adapt via up-zoning and relief from strict historic preservation requirements.
- Our historic buildings were not built for proximity to heavy traffic (volumes are about 40000 vpd on Speedway and 30000 vpd on Euclid, per PAG Traffic Count program).
- Heavy traffic poses significant risk to building occupants. The risk needs to be mitigated by intelligent redevelopment.

# Latest incident



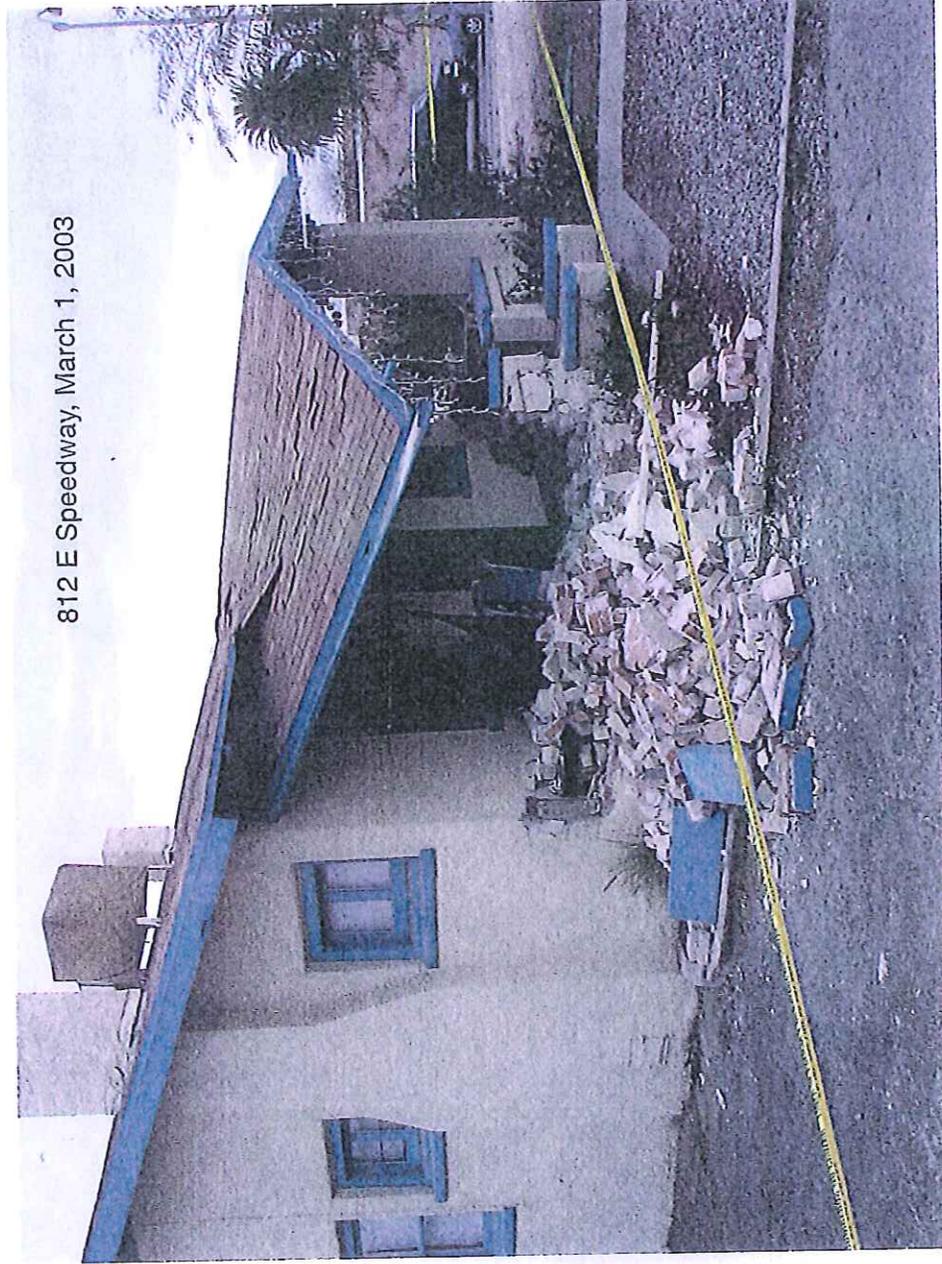
NE corner of  
814 E Speedway

Speedway  
eastbound

## Near miss on January 29, 2009

A van owned by Safelite Auto went across two front yards and almost impacted 814 and 818 E Speedway.

# Previous incident



Driver lost control of a large SUV.

# Could a building occupant be injured or killed?

- Data from the last 10 years show that it could happen.
- As traffic volume increases, so does the probability.
- Mechanical mitigation measures (e.g., bollards, water-filled drums) are not attractive.
- Conversion to office use will increase the probability as occupants will be present in the front during business hours.

## What could be gained from redevelopment at Speedway/Euclid

- Solve the traffic hazard problem in a fundamental way.
- The Speedway/Euclid corner could be an impressive, pleasing gateway from I-10 to the UA campus.
- This corner could contribute significantly to the neighborhood amenities and to the tax base.

# What LMLN would like to do with our properties

- Cooperate with nearby property owners, residents, developers, UA, and City of Tucson, insisting on an outcome\* in harmony with the planned large structures to the east and the residences to the west.
- We are not opposed to transit-oriented development and want to be a part of it.

\*Note that an LMLN member lives with her husband and three children in WUNA and thus has a major interest in this development.

## VINT & ASSOCIATES ARCHITECTS

312 East Sixth Street Tucson, AZ 85705

tel: 520.882.5232 fax: 520.882.5449

bob@vintarchitects.net

September 29, 2011

Mr. Jim Mazzocco, Principal Planner  
City of Tucson Planning & Development Services Department  
201 N. Stone Ave. Tucson, AZ 85701

RE: Appeal for courtesy review by Tucson Planning Commission of proposed Mixed-Use Student Housing/Commercial Project @ 714 N. Euclid Ave. Tucson, AZ

Dear Mr. Mazzocco,

Upon your recommendation, and on behalf of my clients Michael Noonan & Stewart Smith, I am submitting this appeal for a courtesy review by the Tucson Planning Commission at their upcoming meeting of October 5, 2011, of the proposed student housing/retail development at 714 N. Euclid Ave. Existing zoning is a mix of HOCR2 and HR3 within the West University Historic District. The parcel was identified for re-development by the West University Neighborhood Plan of 1981 (attached) for mixed-use commercial/residential at surround prevailing height. The historic Geronimo Hotel to the north is 40 ft. high, and the UA Tyndall parking garage adjacent to the east is 50 ft. high on average (taller on the south, as the land slopes).

In the interest of providing a safe, controlled student housing environment near the UA to meet the needs of a growing student population and help relieve the pressure put on the historic neighborhoods surrounding the UA by encroaching "mini-dorms", my clients have proposed a student apartment with ground floor retail space. They have gone through the Neighborhood Plan Amendment process since early 2009. They have held several meetings with the West University Neighborhood Association [WUNA] to present conceptual plans and hear neighborhood concerns. On April 7, 2010, they submitted a formal application and required fees for the plan amendment.

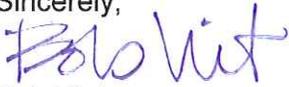
At their May 6, 2010, meeting, the WUNA Board of Directors voted to support the project as presented at that meeting, with five conditions (attached). The concept plan approved included a 4-story wing along Euclid Ave. not to exceed 50 ft. height, and a 10-story building behind, not to exceed 120 ft. height. Copies of the Concept Plan reviewed and favorably voted upon by WUNA are attached to this cover letter, along with other supporting documentation illustrating the scale and scope of the project as it has evolved since that time. My clients are now proposing a reduced height building of 8 stories not to exceed 100 ft. height, behind the 4-story wing along Euclid Ave. This stepped massing will integrate with the neighborhood scale along the east side of Euclid, which includes the new 6-story UA dorm (Likins Hall), the older 9-story dorm (Coronado Hall) to the south, and the 5-story parking garage to the east. The attached scaled street elevation looking east along Euclid illustrates the relative heights of existing and future development along this corridor from 6<sup>th</sup> St. to Speedway, between Euclid and Park Aves.

We understand that the City of Tucson is considering an amendment to the Tucson General Plan to create an Urban Overlay District (UOD) along this corridor near the University that will encourage more intensive land use in support of the University and the housing and commercial needs of its students, and the coming Modern Street Car, in keeping with the principles of Transit Oriented Development. The concept plan also embodies the intent of the original West University Neighborhood Plan, to encourage mixed-use redevelopment at this corner site at E. 4<sup>th</sup> St. and N. Euclid Ave.

We submit that the proposed mixed-use development at 714 N. Euclid is consistent with the goals of the City of Tucson to foment appropriate development near the University and east of the major traffic corridor [Euclid Ave.] that separates the historic neighborhood from the University area. When seen in the context of its neighboring buildings, the 714 N. Euclid concept plan is well within the scale of development along this corridor. We wish to request that the proposed UOD be extended to include the full length of the Euclid corridor, on both sides of University Blvd. – the route of the Modern Street Car – as urban design principles would suggest.

Thank you for your consideration, and we would be glad to answer any questions that you may have.

Sincerely,



Bob Vint  
Architect

(Ref: attachments)

## VINT & ASSOCIATES ARCHITECTS

312 East Sixth Street Tucson, AZ 85705

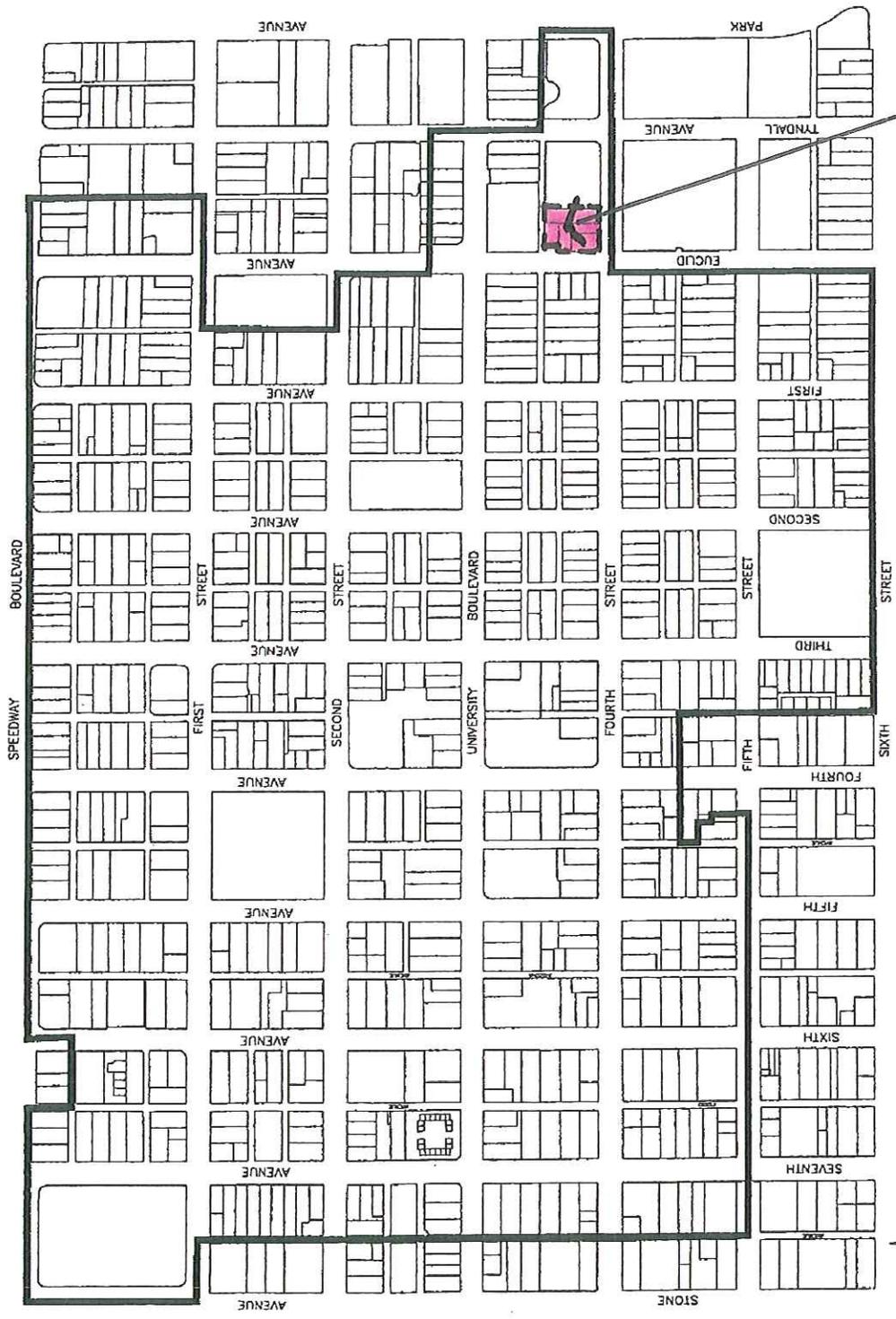
tel: 520.882.5232 fax: 520.882.5449

bob@vintarchitects.net

Appeal for courtesy review by Tucson Planning Commission of proposed Mixed-Use Student Housing/Commercial Project @ 714 N. Euclid Ave. Tucson, AZ – Sept. 29, 2011

### LIST OF ATTACHMENTS

- A. Location Map, West University Neighborhood
- B. Land Use Map, W.U.N.A. Plan Amendment (Main gate V)
- C. Zoning Map
- D. West University Neighborhood Association Neighborhood Plan, 1981
- E. Letter from W.U.N.A. re. Board Meeting May 6, 2010
- F. Conditions of Support for Building located at 714 N. Euclid Ave.
- G. Concept Plan, May 6, 2010
- H. Letter from W.U.N.A. President, Dec. 24, 2010
- I. Applicant Information
- J. Assessor Parcel Map
- K. Authorization Letter, Property Owner (Russell Moore, 9/20/2011)
- L. Authorization Letter, Property Owner (Jane McCollum, 9/20/2011)
- M. Aerial Perspective
- N. Euclid Avenue Corridor Aerial, Speedway Blvd. to 6<sup>th</sup> St.
- O. Euclid Avenue Massing Elevation, Speedway Blvd. to 6<sup>th</sup> St.



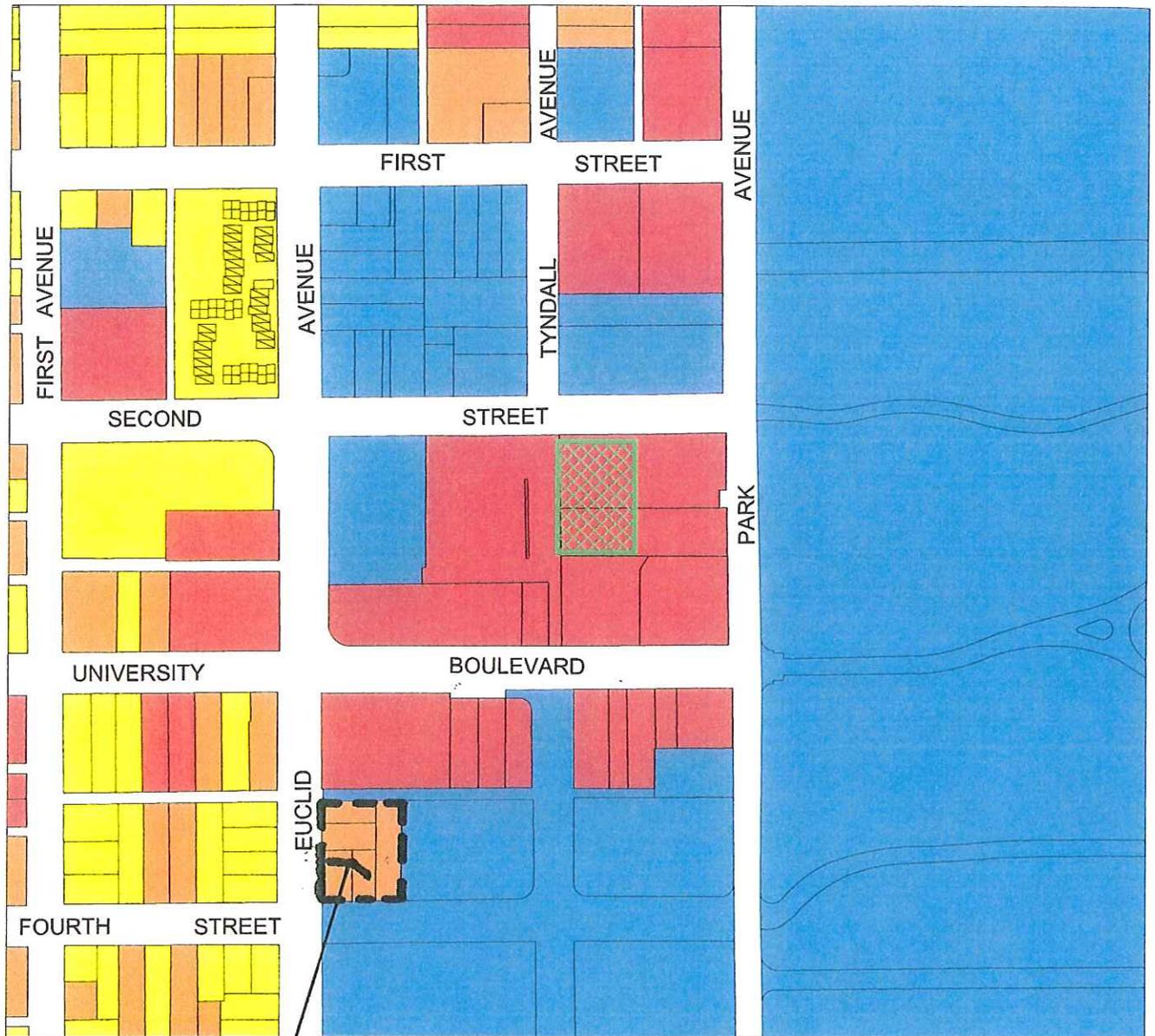
MEMORIAL COMPLEX SITE  
 714 N. EUCLIP AVE.

WEST UNIVERSITY HISTORIC DISTRICT

— HISTORIC DISTRICT BOUNDARY

0 200 300 feet

# West University Neighborhood Plan Amendment Main Gate V - Increased Building Height



MEMORIAL COMPLEX SITE  
714 N. EUCLID

## Land Use Map

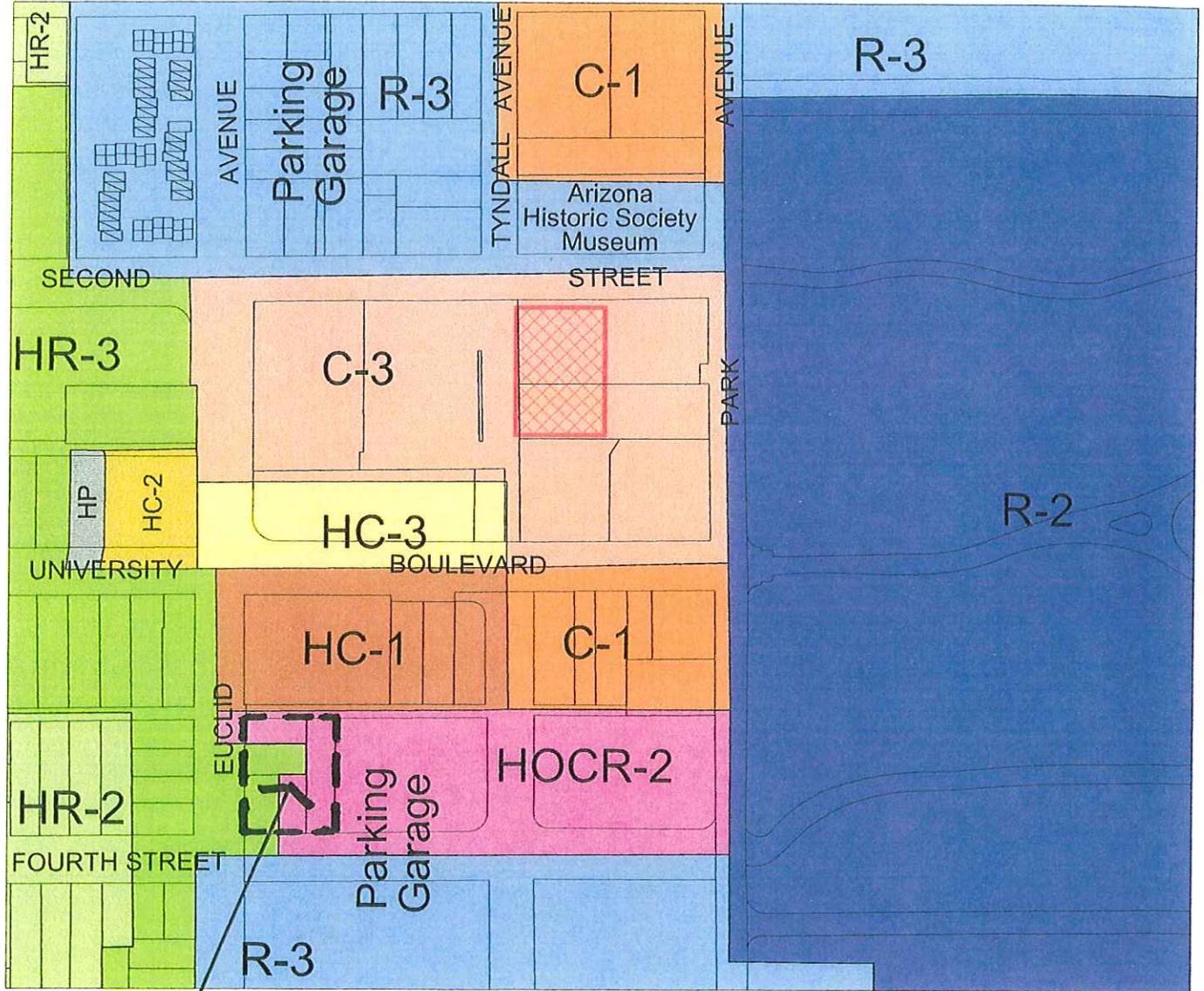
- |   |                |   |               |
|---|----------------|---|---------------|
|  | Amendment Site |  | Multi Family  |
|  | Commercial     |  | Institutional |
|  | Single Family  |   |               |



August 2009

B.

# West University Neighborhood Plan Amendment Main Gate V - Increased Building Height



MEMORIAL COMPLEX SITE  
714 N. EUCLID

Zoning Map

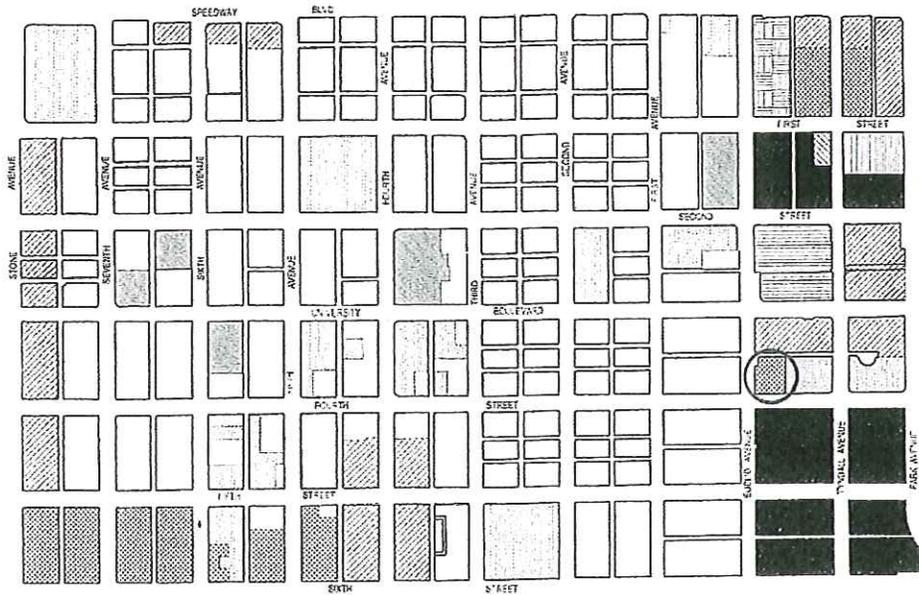
 Amendment Site



August 2009

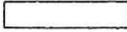
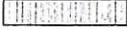
C.

# West University Neighborhood Plan



GENERALIZED FUTURE DEVELOPMENT CONCEPT MAP

**Legend**

-  Maintain and Infill Low Density Residential and Related Services (1-15 Units Per Acre)
-  Maintain Moderate Density Residential (15-40 Units per Acre)
-  New Development - Mixed Use Commercial/Residential (15-40 Units per Acre)  
See Commercial and Office Development Land Use Policy 3.E. for Adaptive Reuse of the Former YMCA Building, Amended April 14, 1997. Resolution No. 17608.
-  Maintain Existing Commercial
-  University Acquisition Area
-  Maintain Existing Public and Semi-public. (See Commercial and Office Development Land Use Policy 3.D for Adaptive Reuse of the Historic YWCA Building. Amended September 14, 1992, Resolution No. 16107.)
-  Amended October 12, 1987 to Allow Dormitory/Commercial Development Subject to Criteria of Subpolicy 2.A.3.B
-  Amended February 11, 1991, Resolution No. 15586, to Allow Residentially Scaled Office Uses on the Western 1/2 of Block Bordered by Speedway, Tyndall, First St., and Euclid.
-  Amended April 12, 1999, Resolution No. 18264, to allow Residentially Scaled Office Uses on 3 lots at 935, 939-41, and 943 E. Tyndall Ave.
-  Amended January 12, 2004 to allow New Development - Mixed Use Commercial/Office/Residential (up to 100 units per acre). See New Residential Development Policy 2.A.2.C., Resolution No. 19760.

From: jennconnor@gmail.com  
To: miknoon@aol.com  
CC: teresa@downtownucson.org, cgans232@msn.com  
Sent: 5/14/2010 12:00:39 P.M. Mountain Standard Time  
Subj: Re: Euclid project

Hi Michael,

Here is the motion from the WUNA meeting with the five stipulations for our support. Do you need this in the form of a letter or is the motion below enough?

WUNA Board Meeting, May 6, 2010

Jenn O'Connor moves that WUNA write a letter of support for the revised project – lower height – with five (5) conditions in writing and emailed to Chris to be circulated to the Board by email. The Board will give/deny support for project at that time.

The conditions include LEED certification, the bed tax, a performance bond to ensure construction after demolition, building height not to exceed 120 feet, and a specific parking plan.

Seconded by Noah Sensibar.

Discussion ensues.

Area 9 Representatives present the concerns of the entire area.

Motion passes 12-4-5.

Let me know if you need anything else.

Thanks,  
Jennifer

On Thu, May 13, 2010 at 8:44 AM, MIKNOON <miknoon@aol.com> wrote:

- > Jen and Teresa,
- >
- > I believe we are waiting for you to send us the stipulations for our letter?
- > Is this correct
- >
- > Michael P. Noonan
- > 480-213-1838 C
- >

**West University Neighborhood Association**  
P.O. Box 3336  
Tucson, Arizona 85722

May 22, 2010

RE: WUNA Board Meeting May 6<sup>th</sup>, 2010

Dear Mr. Gans and Board Members,

I would like to thank you, the WUNA Board and the Planning Committee for allowing me to present our Memorial Building project several times during the past year.

This letter is in specific reference to the May 6<sup>th</sup> WUNA board meeting where there was a majority vote in support of our project with the five conditions. I am writing this letter to WUNA that pledges these conditions will be met based upon WUNA verbal and written support.

**CONDITIONS OF SUPPORT FOR BUILDING LOCATED AT 714 N. EUCLID**

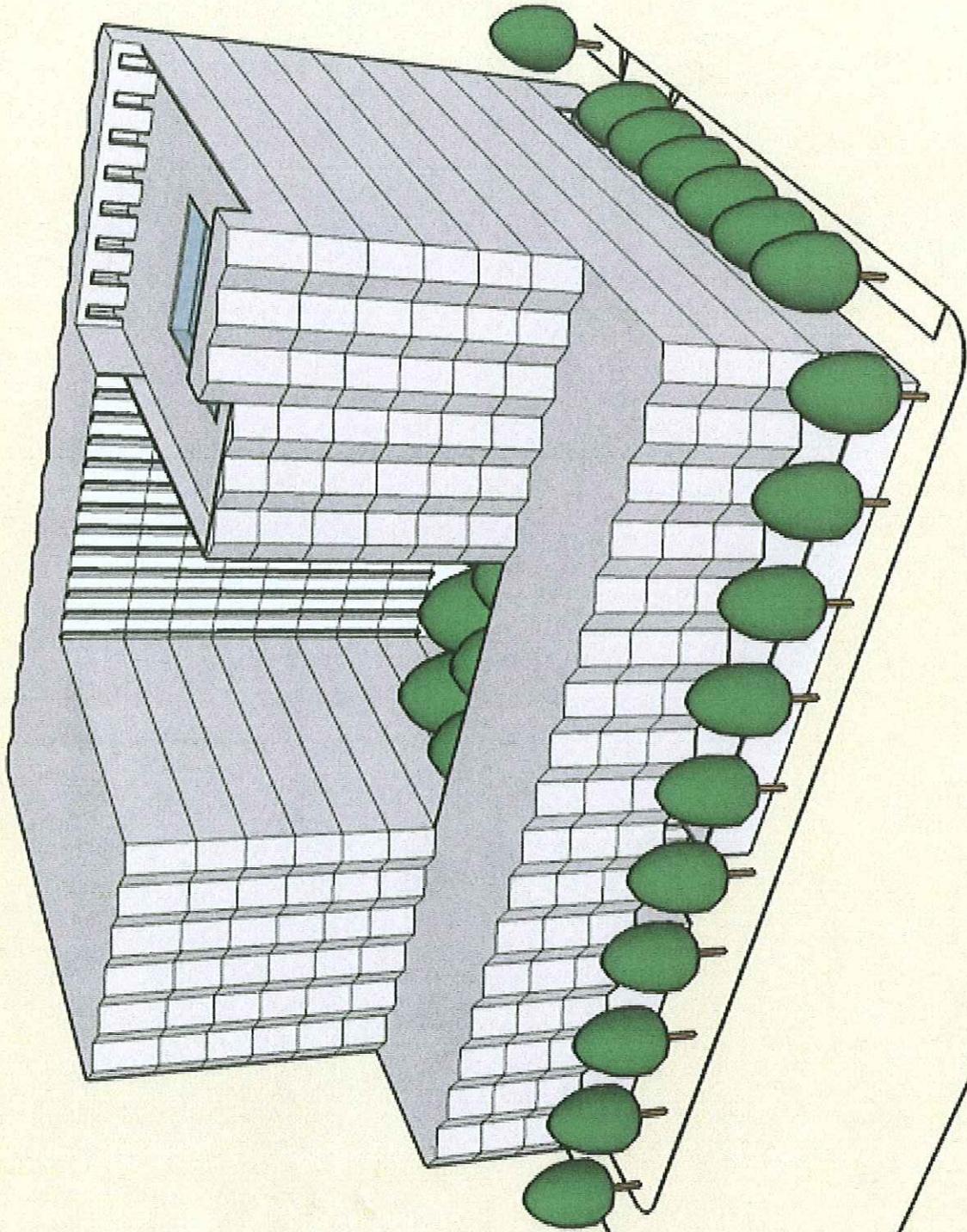
- 1) No structure on the site will exceed 120 feet and the height of the building should not exceed 40 feet for the first [x] feet of property east of Euclid Ave.
- 2) [Name of corporation] will make an annual Neighborhood Reinvestment contribution to be paid directly to WUNA at the end of every fiscal year of operation (month and day?). The donation will be no less than \$20,000 per year and the funds will be used at the discretion of WUNA.
- 3) Prior to removal of existing structures on subject site, [Name of corporation] will provide the WUNA board and their attorney copies of financial assurance that irrevocable construction loans have been secured and guaranteed by the lender to complete the project through Certificate of Occupancy. A bond of \$750,000.00 must be secured and will be forfeited if [ Name of corporation] demolishes the existing buildings and does not build the Memorial Complex. ( timeline?)
- 4) Attached is a finalized copy of the parking agreement between the developer and the University of Arizona, along with a transportation plan for the Memorial Complex that shows parking for employees, guests and residents.
- 5) The Memorial Building will be built to LEED certified silver level (or higher) and the Development and Design team will retain (name) as a LEED consultant.
- 6) [Name of corporation] will retain an attorney of the WUNA board's choice to advise WUNA on this and other matters of the project.

The above items I hereby attest to their accuracy and guarantee achieving all of these items.

Sincerely,

Michael P Noonan PC

11.



G.

**Subject:** FW: from wunas president

**From:** Michael Golec <mike@mgdwellings.com>

**Date:** 9/26/2011 11:02 PM

**To:** "miknoon@aol.com" <miknoon@aol.com>, Bob Vint <bob@vintarchitects.net>

---

From: MIKNOON@aol.com

Date: Fri, 24 Dec 2010 13:33:44 -0500

Subject: from wunas president

To: mike@mgdwellings.com

--Forwarded Message Attachment--

From: cgans232@msn.com

To: miknoon@aol.com

CC: yq7abc@gmail.com

Subject: euclid and 4th

Date: Fri, 24 Dec 2010 08:11:08 -0700

Hi Mike,

I hope the approaching holidays will be good for you and your family. I know that CA pulled out of the 714 project and I wanted to check with you about your plans for the 714 property/ project. We would still like to see a good development on that property. And we are interested in working with you to see how that can be accomplished.

Chris Gans

WUNA president

520-603-9783

H.

### SECTION 3: Applicant Information

(1) 714/718 Euclid Avenue - APN: 24-05-0430

OWNER OF PROPERTY

Name: Marshall Foundation  
Address: 814 E University Blvd  
Tucson, AZ 85719-5047  
Contact: Jane McCollum  
Phone: (520) 622-8613  
E-Mail: jane@marshallfoundation.com

(2) 801-803/805/813-819 4<sup>th</sup> Street - APN's: 24-05-0440/0450/0460/0470

OWNER OF PROPERTY

Name: Russell Moore  
Address: 2568 E. Water  
Tucson, AZ 85718-2432  
Phone: (520) 349-8442  
E-Mail: russmoore3@cox.net

(3) OWNER AGENT for Both (1) and (2)

Name: Michael Noonan PC  
Address: 3740 West Morgan  
Tucson, AZ 85745  
Phone: (480) 213-1838  
E-Mail: MN@Seven14.net



City of Tucson  
Department Planning & Development Services  
201 N. Stone Avenue  
Tucson, AZ 85726

DATE: September 2011  
RE: *Memorial Complex*  
Section 3 – Applicant Information  
Supplemental Attachment

APN: 24-05-0440/0450/0460/0470  
OWNER: Russell Moore

**AUTHORIZATION LETTER**

To the City of Tucson,

I, Russell Moore owner of 801-803/805-811/813-819 4<sup>th</sup> Street, Tucson, Arizona, hereby grant Michael Noonan and/or his associate(s) authorization to represent the owner as the applicant in processing this Plan Amendment, Plan Area Development, and/or Rezoning application(s). I have reviewed the submittal documents and am in favor of the proposed development plan and plan amendment.

Respectfully submitted,



Russell Moore  
2568 E. Water  
Tucson, AZ 85718-2432  
(520) 349-8442

Dated:

9/20/11

City of Tucson  
Department Planning & Development Services  
201 N. Stone Avenue  
Tucson, AZ 85726

DATE: September 2011  
RE: *Seven14*  
Section 3 – Applicant Information  
Supplemental Attachment

APN: 24-05-0430  
OWNER: Marshall Foundation

### AUTHORIZATION LETTER

To the City of Tucson,

I, Jane McCollum General Manager representing the Marshall Foundation owner of 714/718 Euclid Avenue, Tucson, Arizona, hereby grant Michael Noonan and/or his associate(s) authorization to represent the owner as the applicant in processing this Plan Amendment, Plan Area Development and/or Rezoning application(s).

Respectfully submitted,

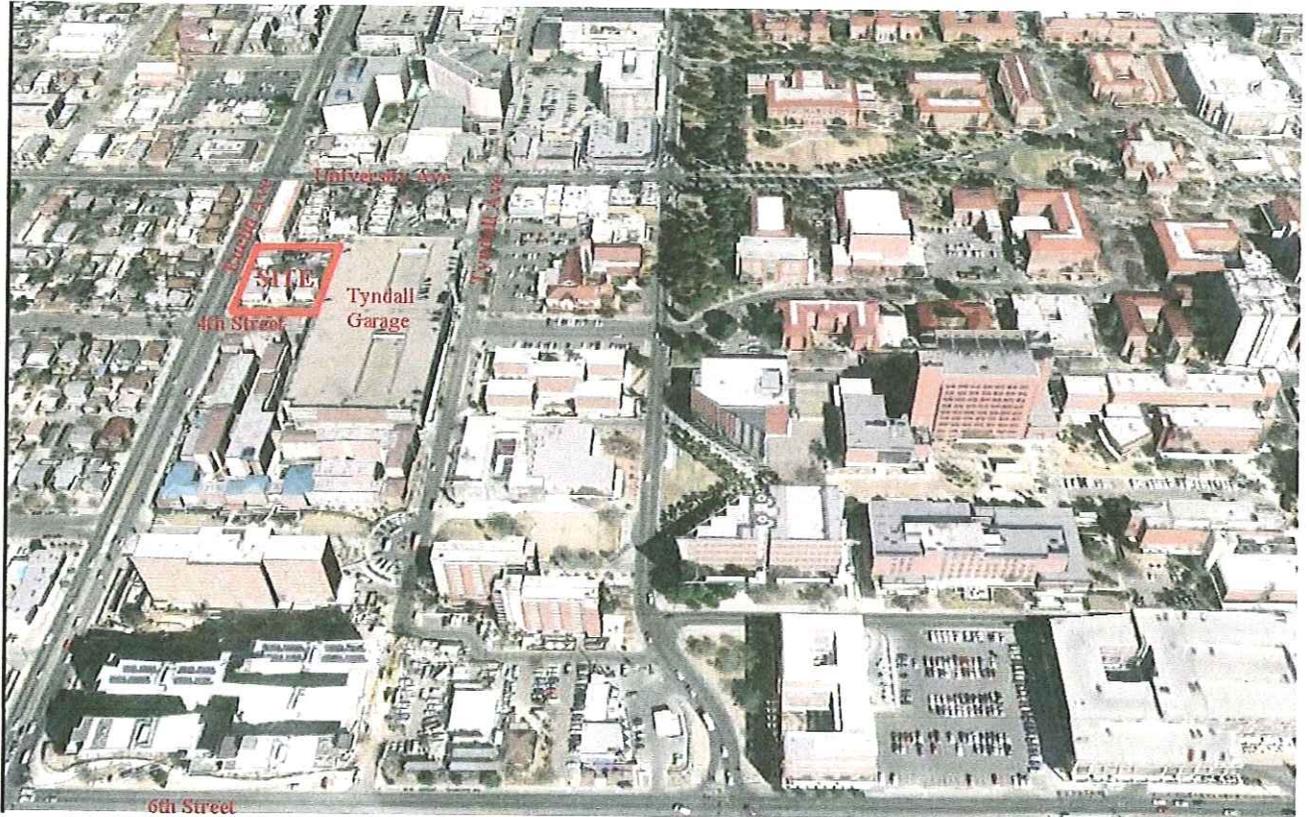


9/20/2011

\_\_\_\_\_  
Jane McCollum  
General Manager  
Marshall Foundation  
814 E University Blvd  
Tucson, AZ 85719-5047  
(520) 622-8613

\_\_\_\_\_  
Dated:

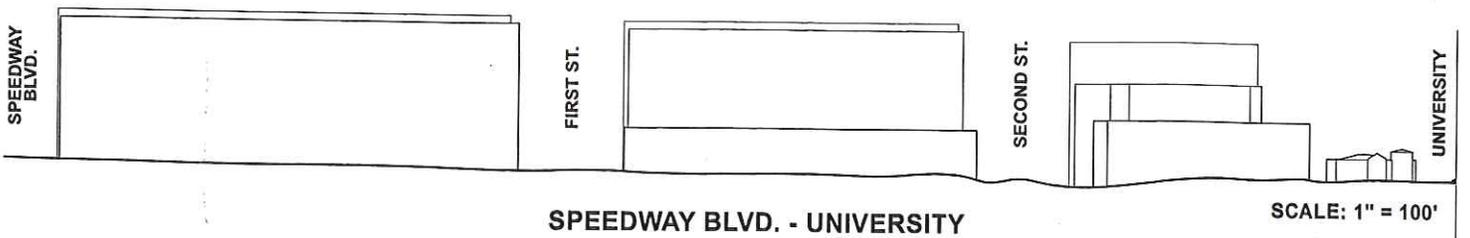
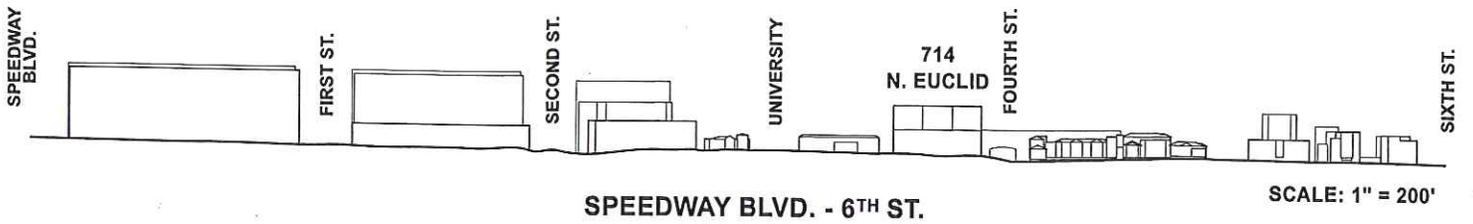
L.



(3) AERIAL PERSPECTIVE PHOTOGRAPH



EUCLID AVENUE CORRIDOR AERIAL  
SPEEDWAY BLVD - 6<sup>TH</sup> ST. N.



EUCLID AVENUE MASSING ELEVATION  
SPEEDWAY BLVD. - 6<sup>TH</sup> ST.