



Via Electronic Mail

April 9, 2018

Ms. Carolyn Laurie, Special Districts Manager
Ms. Kelly Lee, Project Manager
Planning & Development Services
City of Tucson
201 N. Stone Ave., 3rd Floor
Tucson, AZ 85701

Re: The Hub at Tucson III (No. T17SA00305) – March 2018 Design Package Changes

Dear Carolyn and Kelly:

As you know, Core Spaces (“Core”) obtained Main Gate Overlay District (“MGO”) Design Package (“Design Package”) approval on October 3, 2017, for its project at 830 E. Speedway Blvd., Case No. T17SA00305 (the “Project” or “Property”).¹ Core submitted the Project’s Development Package (Case No. DP17-0301, the “DP”) in January 2018, and it is currently preparing the Project’s construction documents/building plans (“Building Plans”).

The DP and Building Plans have resulted in minor changes to Project’s design, which are detailed in the enclosed Design Package Change Submission I, dated March 30, 2018 (the “Submission”). This letter details each design change, including why the change is being made. Each Change Item below lists the Item Key that corresponds with the Submission’s “List of Proposed Changes” on p. 2, and the Item Keys in the Submissions’ renderings/elevations.

As described below, all the changes detailed in the Submission were made either to respond to an unforeseen circumstance in the DP/Building Plans, or to improve the Project’s functional, aesthetic and/or safety design. None of the changes result in a significant impact to the Project’s visible or functional design features, and therefore all changes are insubstantial/minor. Because of the insignificant nature of these changes, we request they be approved as Minor Changes by the Director, Planning and Development Services, pursuant to the “Processing Main Gate District Applications” policy.

A. Design Package Changes.

The Project’s design changes are as follows:

1. Speedway Canopies - Location Adjustments (Item A): The location of the Speedway frontage shade canopies have been repositioned to align with other architectural elements on the Project’s north façade. This change occurs in two areas:

¹ The Property consists of four Pima County Assessor’s Parcel Nos.: 115-04-498B, -4990, -500B, and -502B.

- *Residential Canopy*: The canopy near the Project’s residential entrance (i.e., at the corner of Speedway and Tyndall) has shifted 11 feet to the east. The new location aligns the canopy with the overall architecture of the Project’s southwest corner. This change also aligns the canopy with the interior residential lobby. The canopy’s size, design, and materials will not change, making it a minor design change. This design improvement creates consistency between the canopy and the other design elements on the Project’s entrance and most visible corner.
 - *Retail Canopies*: The width of the canopies along the retail spaces increased approximately one foot to align them with the vertical columns and windows on the ground floor façade. The canopies’ design and materials will remain the same. This is a minor design improvement that aligns the shade canopies with the underlying building elements.
2. Residential Entry Reconfigured (Item B): The Project’s interior ground floor layout has changed, including a reconfiguration of the Project’s residential entrance. This interior change creates a new emergency exit door onto Tyndall, and shifts the main residential entry doors to the other side of the entry nook (i.e., the door now faces east, when it formerly faced north). The door material and design did not change. This reconfiguration of the residential entry design is a response to the unforeseen changes of the interior layout, and the changes are insignificant in that they do not change the overall look and design of the residential entrance.
 3. Water Meter Enclosure Updated (Item C): The materials on the water meter enclosure (“Water Meter”) adjacent to Tyndall have been upgraded. The Water Meter’s original metal enclosure design has been replaced by a tile enclosure, using the oxidized-finish porcelain tile used on other areas of the Project. The Water Meter’s access doors will remain metal. The addition of the tile to the Water Meter improves its appearance from the Tyndall street frontage. This is a minor change to a small, but visible, area of the Project.
 4. Townhouse Façade Adjustment (Item D): The original Project design created a five-foot gap between the back of the Water Meter and the wall of the southernmost townhouse. To improve safety, this gap has been almost eliminated by moving the townhouse wall to the east towards Tyndall. The repositioning of the wall eliminates the potential for people to hide near the townhouse entrance, increasing safety in this area. This design improvement is barely visible from Tyndall, and therefore is a minor change.
 5. Transformer Enclosure Gate Expanded (Item E): The access gate to the transformer enclosure at the Project’s northwest corner (“Transformer”) has been expanded to allow for two access doors. The Transformer area will contain two pieces of equipment (transformer and PME cabinet), each requiring a 10-foot access gate. The additional access door addresses the unforeseen need to allow for additional access space for both

pieces of equipment. The Transformer's materials and design remain the same, therefore making this a minor change to the Project's design.

6. Retail Signage Background Panel Removed (Item F): The Project is removing the glass panels that were placed behind the retail storefront signage. The intent of these panels was to frame the retail signage, but panels have been eliminated because they could conflict or interfere with the future signage's design (which is yet unknown). Instead, the retail signage will be placed directly against the wall above the retail space. This is a minor design change that eliminates potential conflicts with future tenant signage.
7. Corrugated Panel "Reveals" Eliminated (Item G): The corrugated stucco panels above the Project's residential entrance were designed with a series of vertical gaps, or reveals. These reveals have been removed to create a consistent area of corrugated stucco above the entry. This is a design improvement that eliminates unnecessary and busy vertical lines above the residential entrance. No materials have been changed or eliminated, and therefore this is a minor change to the Project's design.
8. Landscape Planter Alignment (Item H): The landscape planters at the Project's streetscape have been adjusted, as follows:
 - *Speedway*: The raised planters along Speedway have been repositioned and staggered to follow the contour of the bus pullout. This minor location change allows for additional pedestrian clearance between the planters and the Project walls. The number of planters (including trees) will not change. This is a minor change that improves the functionality of the pedestrian space in the front of the Project.
 - *Tyndall*: The raised planters along Speedway have been moved towards the street approximately six inches so they are flush with the back edge of the curb. This eliminates an unnecessary strip of concrete between the planter and curb, and shifts that space to the main pedestrian walkway where it is useful. This is a very minor change that has no impact on the Project's overall design.
9. Concrete Paver Accents Added (Item I): Concrete accent pavers have been added in two areas within the Project's streetscape (but outside of the main pedestrian walkways), as follows:
 - *Speedway*: Concrete pavers have been added to the entrances to the Project's retail storefronts. This is a design improvement that accents the retail areas and differentiates the retail entrances from the other parts of the streetscape.
 - *Tyndall*: Concrete pavers have been added to the area between the Tyndall frontage planters. This is a design improvement that accents the areas between

the planters and upgrades the streetscape design. This is a minor design improvement that enhances the Project's streetscape.

10. Transformer Planter Enlarged (Item J): The Transformer planter depth (facing Speedway) has been extended approximately 10 inches. The planter's original depth was eight inches, and has been extended to 18 inches. This minor change increases the planters' area, allowing it to retain additional water runoff and promote the growth of the plants within the planter. The general design and materials used for the planter will not change, and therefore this is a minor change.
11. Loading Area Column Removed (Item K): The original design included a support column at the north end of the loading area. Upon further study, there is no structural need for this column and it has been removed. The column had no significant design value as it was located in the alley and away from view. Removing the column is a response to an unforeseen circumstance, and its elimination has little if any impact on the Project's design.
12. Pool Railing Material Changed (Item L): The original pool deck railing system was designed with glass inserts surrounded by metal frame. This design did not meet the City's Building Code and therefore the railing is now a solid wall system. The new wall system will be made from materials currently used on the Project. This change is a response to an unforeseen circumstance, and it improves safety by eliminating the potential for glass breaking along the rooftop pool. This is a minor design change that will not be visible from the surrounding areas due to the pool's location at the center of the Project.
13. Service Door Added at Alley (Item M): The reconfiguration of the Project's first floor layout resulted in the addition of a service door on the alley. This is a response to an unforeseen circumstance, and will improve the internal functionality of the Project. The service door is an appropriate addition to the alley, and does not have a significant impact on the Project's design.
14. Structural Columns Added on Tyndall (Item N): Two support columns have been added to the townhouse unit entrances facing Tyndall. This change responds to an unforeseen structural design requirement, in that the proposed cantilevered overhang must have structural supports. The addition of two columns on the Tyndall frontage to support the overhang has a minimal impact on design and therefore is a minor change.
15. Retaining Wall and Railing (Item O): The Speedway frontage slopes towards the west, which was not fully understood at the time of Design Package approval. Further engineering revealed a 1.3 foot slope difference between the Speedway sidewalk and the Alley. To allow for a level Speedway pedestrian area that complies with the ADA, the Project has added a retaining wall where the sidewalk meets the Alley, which accommodates the 1.3 foot elevation change. Above the wall is a safety railing that directs pedestrian safely away from the wall. This change is made solely to

accommodate the unexpected elevation change of the site, and allows for a safe and level Speedway pedestrian area.

16. Alley Façade Changes (Item P): The Alley façade has changed slightly due to interior building changes and design improvements. The original Design Package did not show an emergency exit door leading to the Alley, and so this Submission corrects this. In addition, the corrugated panel system that extended to the Alley floor has been replaced at street level with the smooth natural gray finish found on other parts of the Project. This is done mainly to improve maintenance in this area, as the smooth gray finish will be easier to maintain than the corrugated finish. This change incorporates existing materials used elsewhere on the building, and is done in an area only visible from the Alley. As a result this is a minor design change.
17. Short-term Bike Racks (Item Q): The short-term residential bicycle racks have been moved to the Speedway and Tyndall frontages, based on conversations with City staff. These frontages already contained short-term bicycle racks, so this change is minor and has no appreciable effect on the Project's design.

B. Conclusion

The above changes are all insubstantial, and therefore we request the Design Professional recommend, and the Director approve these Design Package changes. Please let us know if you need any additional information. As always, thank you for your time and assistance with the Project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rory Juneman". The signature is stylized with a large "R" and "J".

Rory Juneman, Esq.

Enclosure

cc: Eric Grimm
Jeff Zelisko
Keri Silvyn, Esq.

THE HUB AT TUCSON III

820 - 840 EAST SPEEDWAY



ANTUNOVICH ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN

CORE
S P A C E S

DESIGN PACKAGE - CHANGE SUBMISSION I **CHANGES TO OCTOBER 3, 2017 APPROVED DESIGN**

• 2016 DRC SUBMISSION – Proposed Exterior Construction Coordination Adjustments

LIST OF PROPOSED CHANGES

- **A** - Residential and storefront canopies have shifted
- **B** - Residential entry has moved due to new lobby configuration & Emergency Exit door added on Tyndall Ave.
- **C** - Water Meter Rm. reconfigured
- **D** - Townhome reconfigured due to Water Meter Rm. adjustments.
- **E** - Transformer enclosure has expanded along the alleyway.
- **F** - Retail signage panel removed. Signage design to be determined by retailer.
- **G** - Vertical reveals removed on North Elevation above residential lobby.
- **H** - Landscape alterations at streetcape. Planters along Speedway Ave, follow the curb cut out of the bus stop. Planters along Tyndall Ave have moved to curb edge.
- **I** - Concrete Pavers have been added along Tyndall Ave and Speedway Ave to enhance the streetscape.
- **J** - Planter in front of Transformer enclosure is bigger.
- **K** - Column Removed along alley way for loading.
- **L** - Metal pool Deck Railing System with glass infill panels removed and replaced with wall system.
- **M** - Service door added along the alley way for loading.
- **N** - Columns added on East Elevation (In front of Townhomes)
- **O** - New Retaining wall with handrails per structural plans
- **P** - New single door (EGRESS) and dark corrugated EIFS replaced by grey tile.
- **Q** - Bike Rack location changes

LIST OF PROPOSED CHANGES TO EACH ELEVATION

EAST ELEVATION

B,C,D,L,N

NORTH ELEVATION

A,F,G,J,L

WEST ELEVATION

E,K,L,M,P

SOUTH ELEVATION

L



THE HUB AT TUCSON III

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Rendering Building View-1

Tucson, Arizona | March 30, 2018



THE HUB AT TUCSON III **CHANGES SUBMISSION - PROPOSED**



THE HUB AT TUCSON III

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Rendering Building View-2

Tucson, Arizona | March 30, 2018



THE HUB AT TUCSON III CHANGES SUBMISSION - PROPOSED



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Rendering Building View-3

Tucson, Arizona | March 30, 2018



THE HUB AT TUCSON III **CHANGES SUBMISSION - PROPOSED**



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Rendering Building View-4

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THE HUB AT TUCSON III CHANGES SUBMISSION - PROPOSED



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Rendering Street View-5

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THE HUB AT TUCSON III **CHANGES SUBMISSION - PROPOSED**



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Rendering Street View-6

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Rendering Street View-7

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Rendering Street View-8

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THE HUB AT TUCSON III **CHANGES SUBMISSION - PROPOSED**



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Rendering Street View-9

Tucson, Arizona | March 30, 2018



THE HUB AT TUCSON III **CHANGES SUBMISSION - PROPOSED**

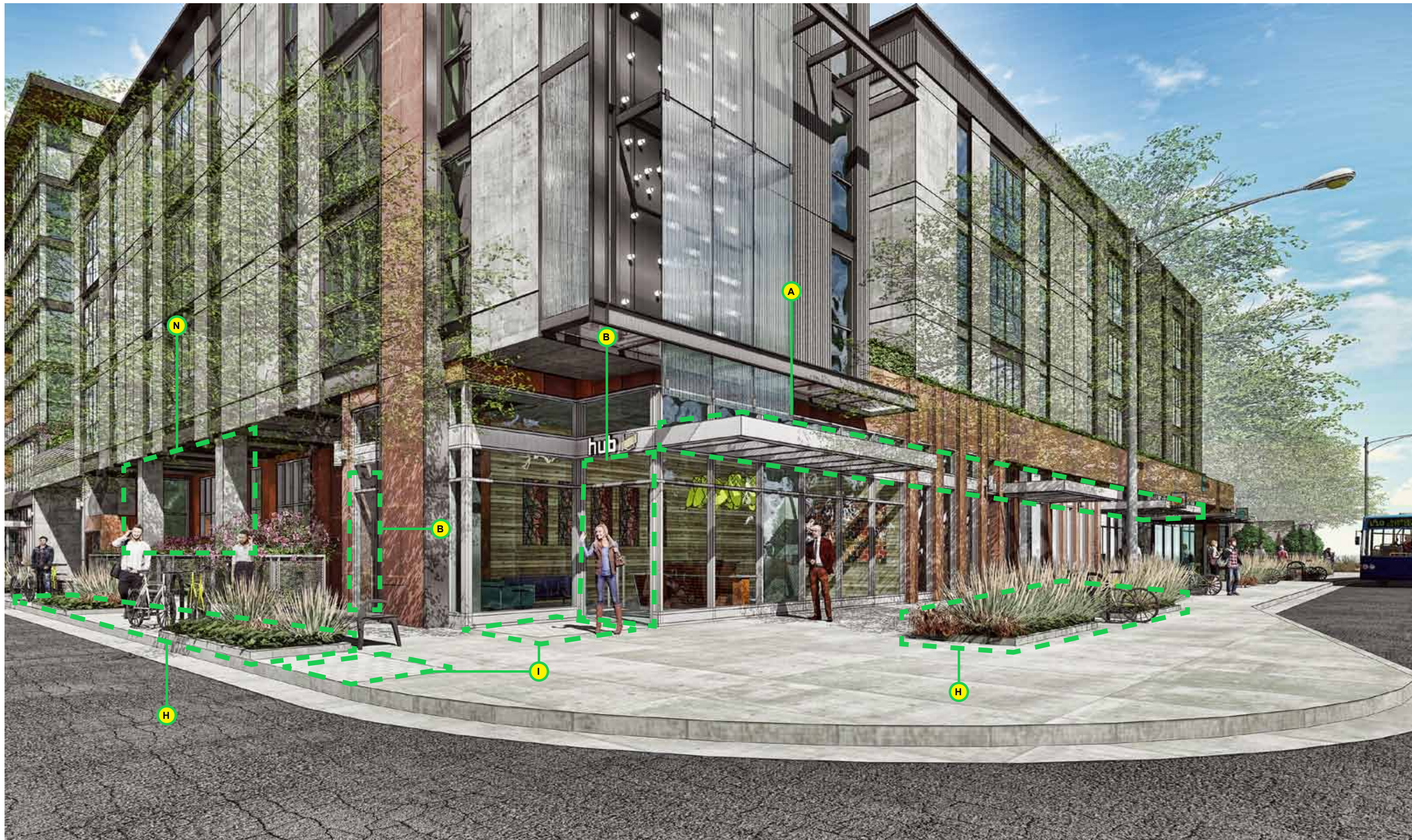


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Rendering Street View-11

Tucson, Arizona | March 30, 2018



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Rendering Street View-12

Tucson, Arizona | March 30, 2018



THE HUB AT TUCSON III **CHANGES SUBMISSION - PROPOSED**



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Rendering Street View-13

Tucson, Arizona | March 30, 2018



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Rendering Street View-14

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Rendering Street View-15

Tucson, Arizona | March 30, 2018



THE HUB AT TUCSON III **CHANGES SUBMISSION - PROPOSED**



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Rendering Street View-16

Tucson, Arizona | March 30, 2018



THE HUB AT TUCSON III **CHANGES SUBMISSION - PROPOSED**



1 EAST ELEVATION
 1/16" = 1'-0"
 SCALE: 1/16" = 1'-0"
 0' 8' 16'

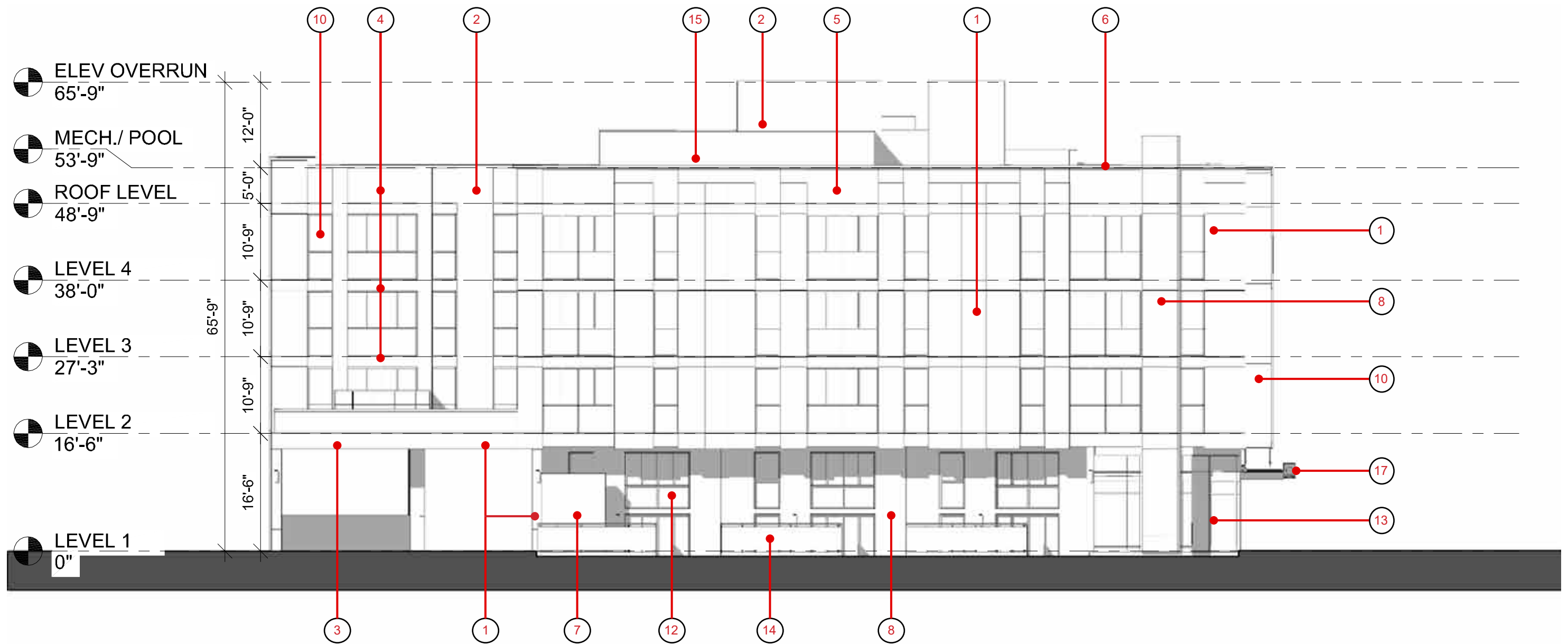
EXTERIOR MATERIAL LEGEND

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| <ul style="list-style-type: none"> 1. EIFS TYPE 1 – PANALIZED EIFS WALL SYSTEM. STAMPED TEXTURE, NATURAL GRAY FINISH WITH REVEALS 2. EIFS TYPE 2 – PANALIZED EIFS WALL SYSTEM. CORRUGATED PROFILE WITH LIMESTONE, DARK GRAY FINISH WITH REVEALS 3. CORRUGATED METAL – CORRUGATED METAL SIDING, DARK GRAY PRE-PAINT FINISH 4. METAL PANEL – METAL PANEL REVEAL AT WINDOW RECESS, DARK GRAY/BLACK FINISH 5. PERFORATED METAL TYPE 1 – PERFORATED METAL INFILL PANEL, DARK GRAY/BLACK FINISH 6. BRAKE METAL TRIM – BRAKE METAL TRIM/CAPPING, DARK GRAY/BLACK FINISH 7. PERFORATED METAL TYPE 2 – PERFORATED METAL SCREEN ENCLOSURE, OXIDIZED METAL FINISH 8. PORCELAIN TILE – LARGE FORMAT PORCELAIN TILE, OXIDIZED METAL EFFECT FINISH 9. GLASS SCREEN TYPE 1 – FEATURE GLASS SCREEN ON AN OUTRIGGER FRAME & PATCH FITTINGS 10. GLASS SCREEN TYPE 2 – FEATURE GLASS SCREEN INFILL 11. "C" CHANNEL – 12" CHANNEL SHADE TRELLIS | <ul style="list-style-type: none"> 12. ALUMINUM GLAZING – ALUMINUM THIN FRAME WINDOW SYSTEM WITH LOW-E GLASS, ALUMINUM PRE-PAINTED FINISH, COLOR DARK/GRAY BLACK 13. ALUMINUM SHOP PRINT – ALUMINUM SHOP PRINT GLAZING SYSTEM WITH LOW-E GLASS, SILVER FINISH 14. METAL RAILING TYPE 1 – METAL RAILING SYSTEM WITH PERFORATED METAL INFILL PANELS, DARK GRAY/BLACK FINISH 15. METAL RAILING TYPE 2 – POOL DECK RAILING WALL SYSTEM, DARK GRAY/BLACK FINISH 16. CMU BLOCK – CMU BLOCK WALL TO FACE EXISTING PODIUM OF TUCSON 2 17. RETAIL CANOPY – BOX SECTION RETAIL CANOPY WITH FINS, SILVER FINISH |
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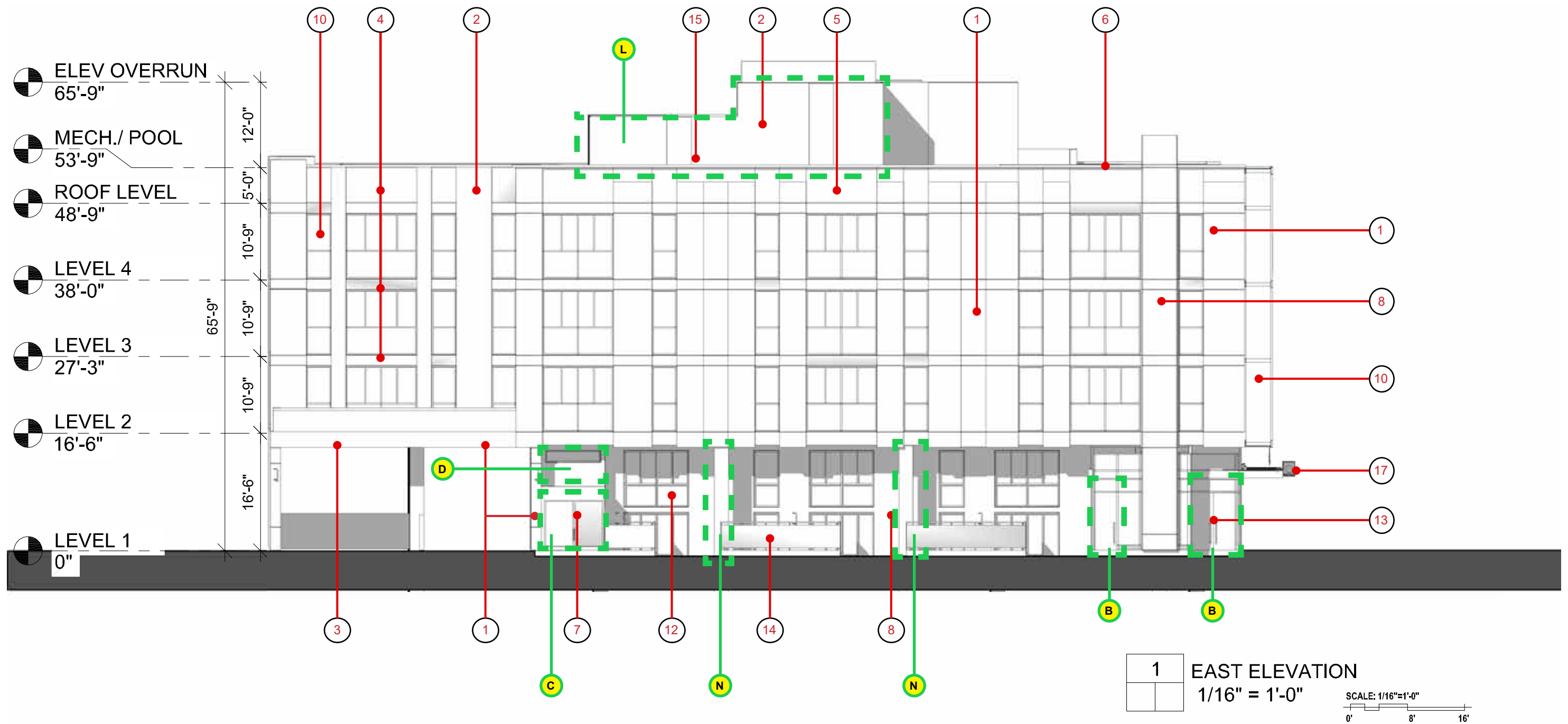
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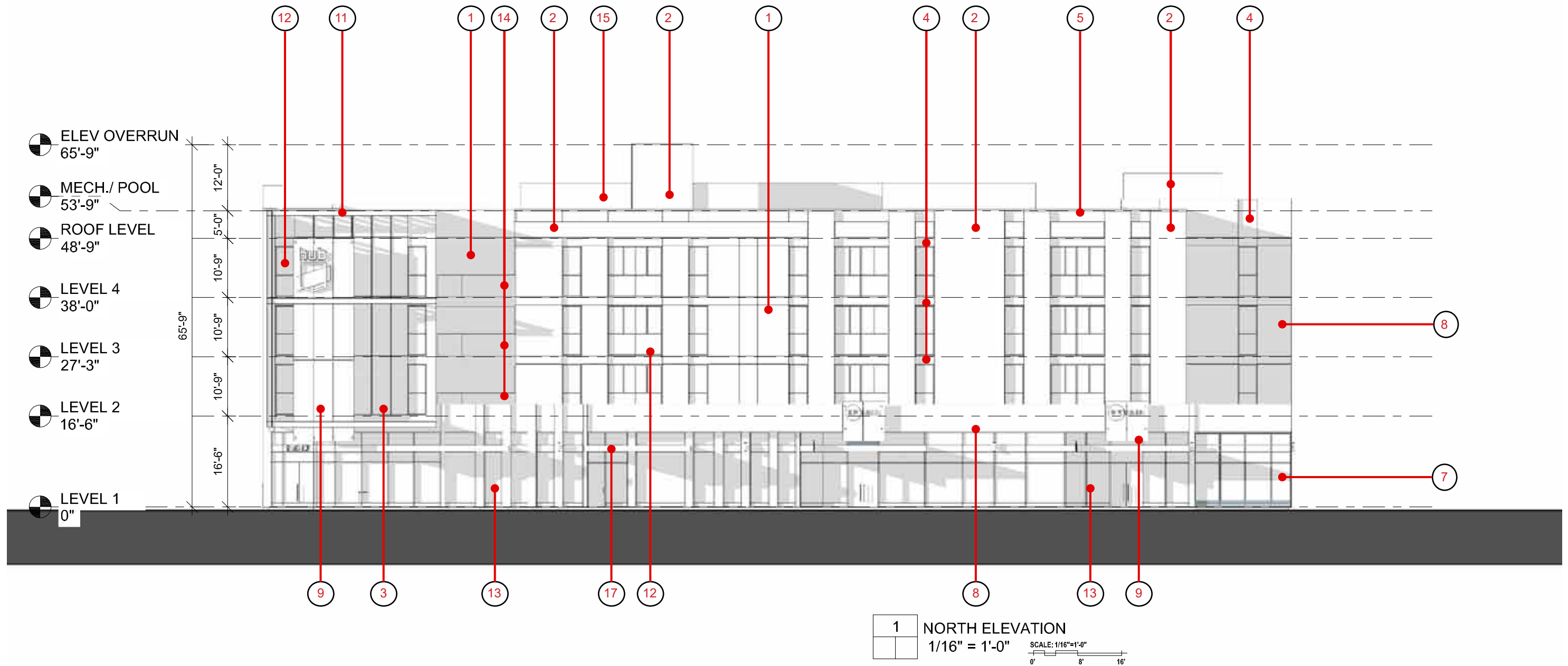
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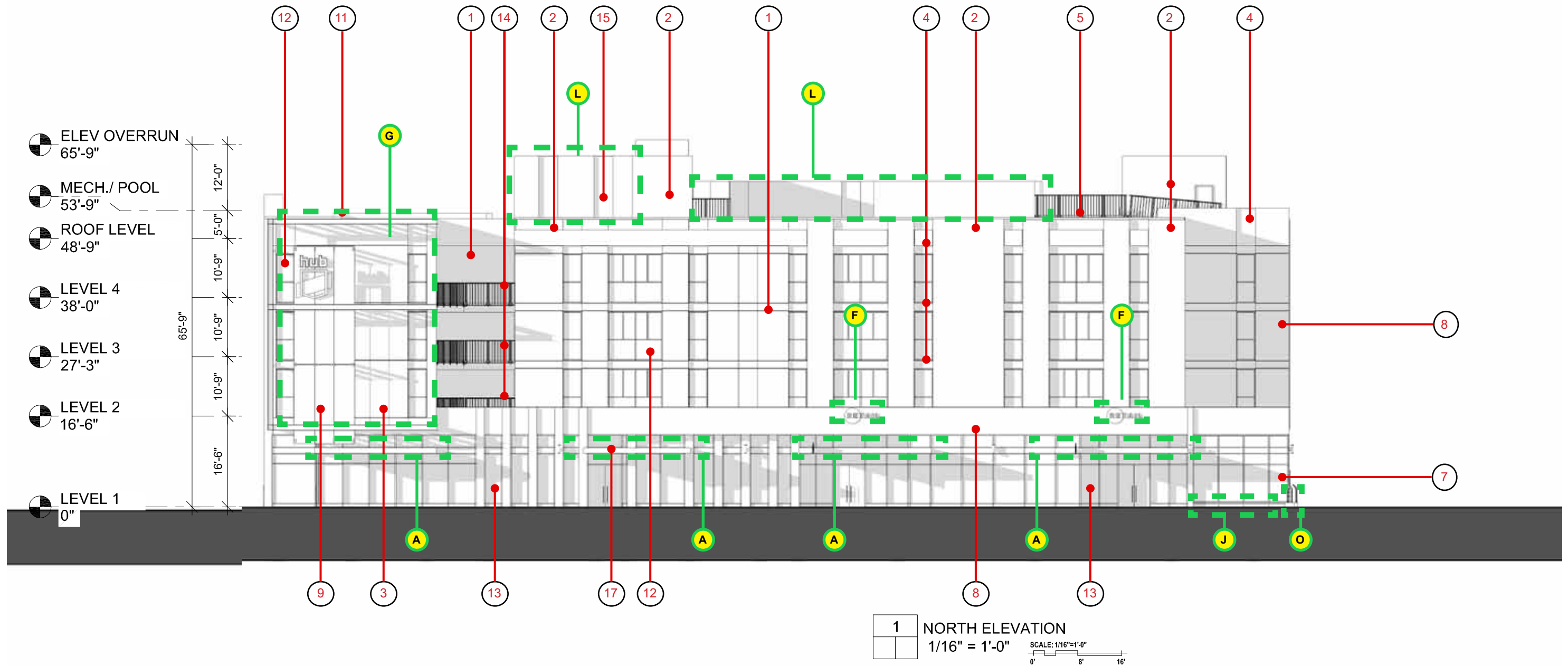
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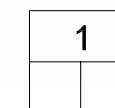
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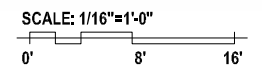


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1/16" = 1'-0"

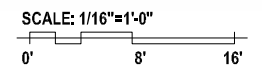


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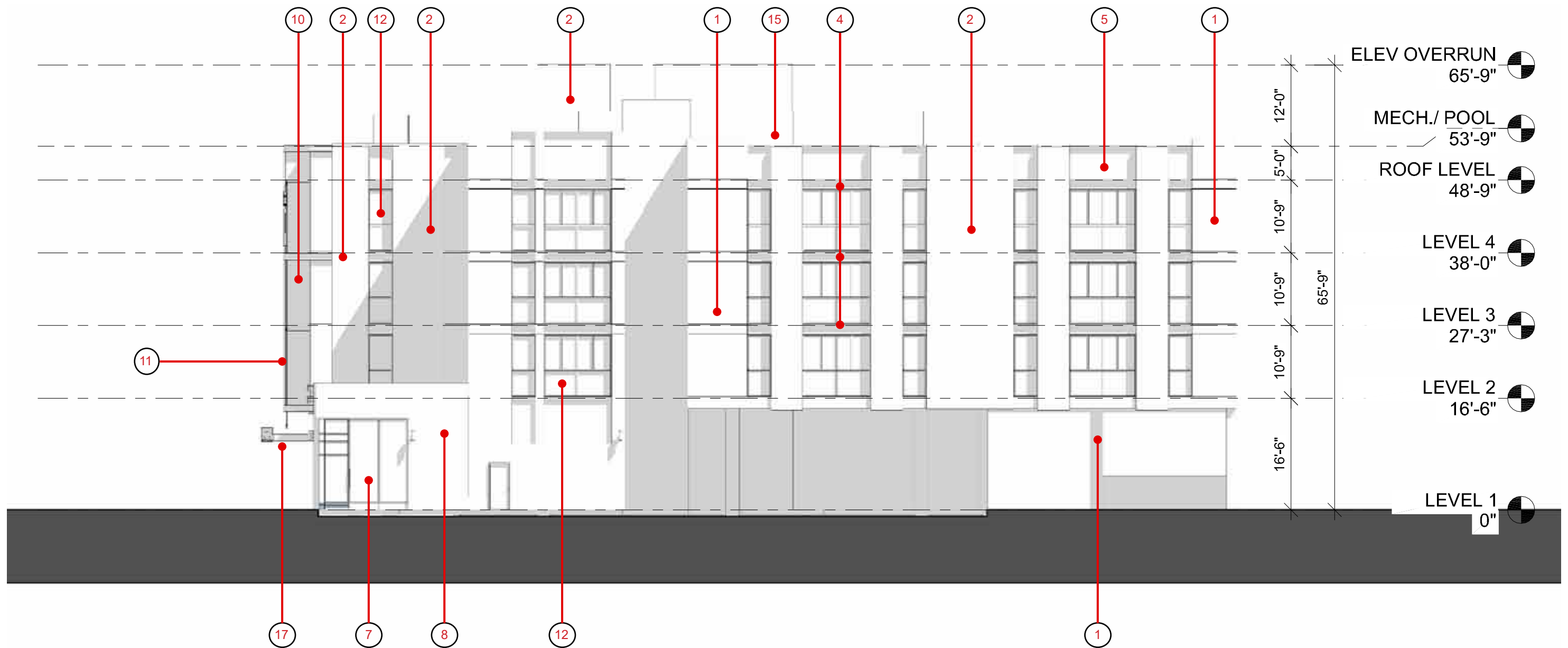


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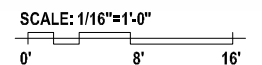


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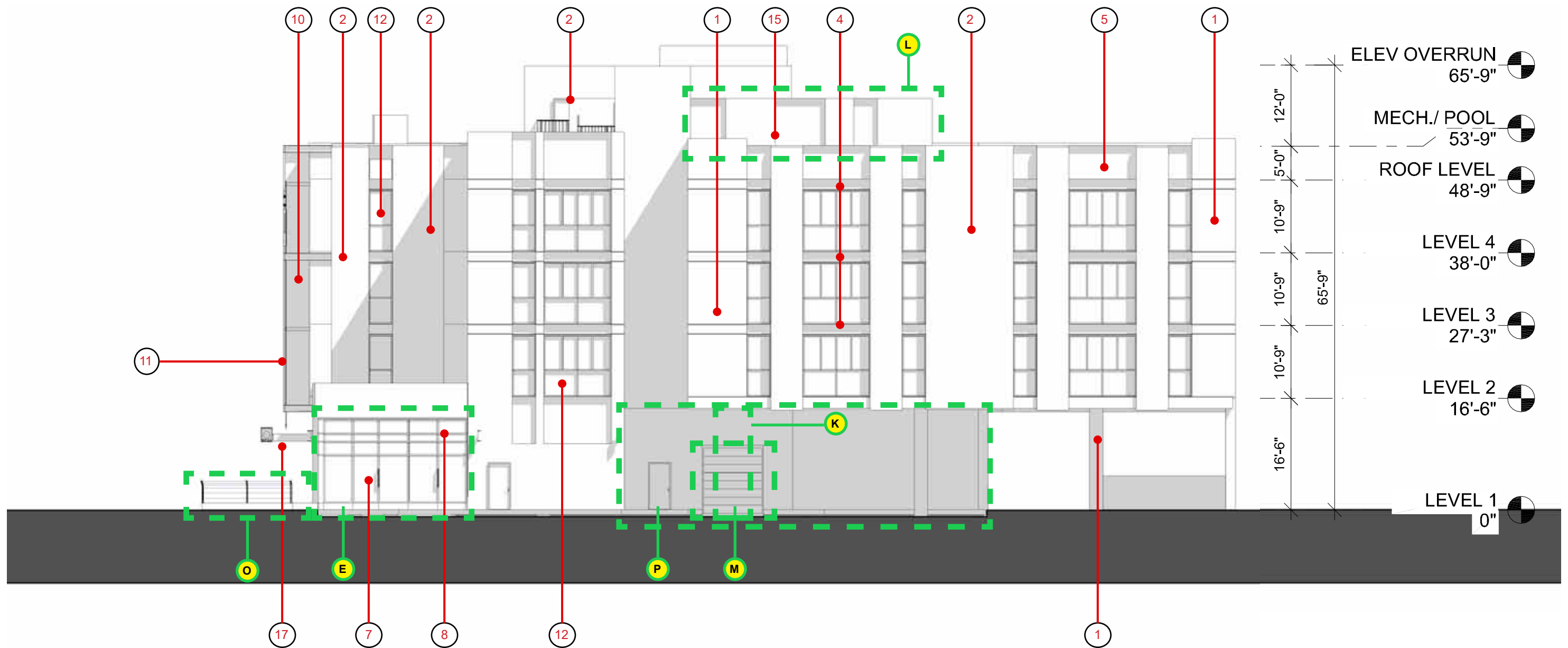


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 0' 8' 16'

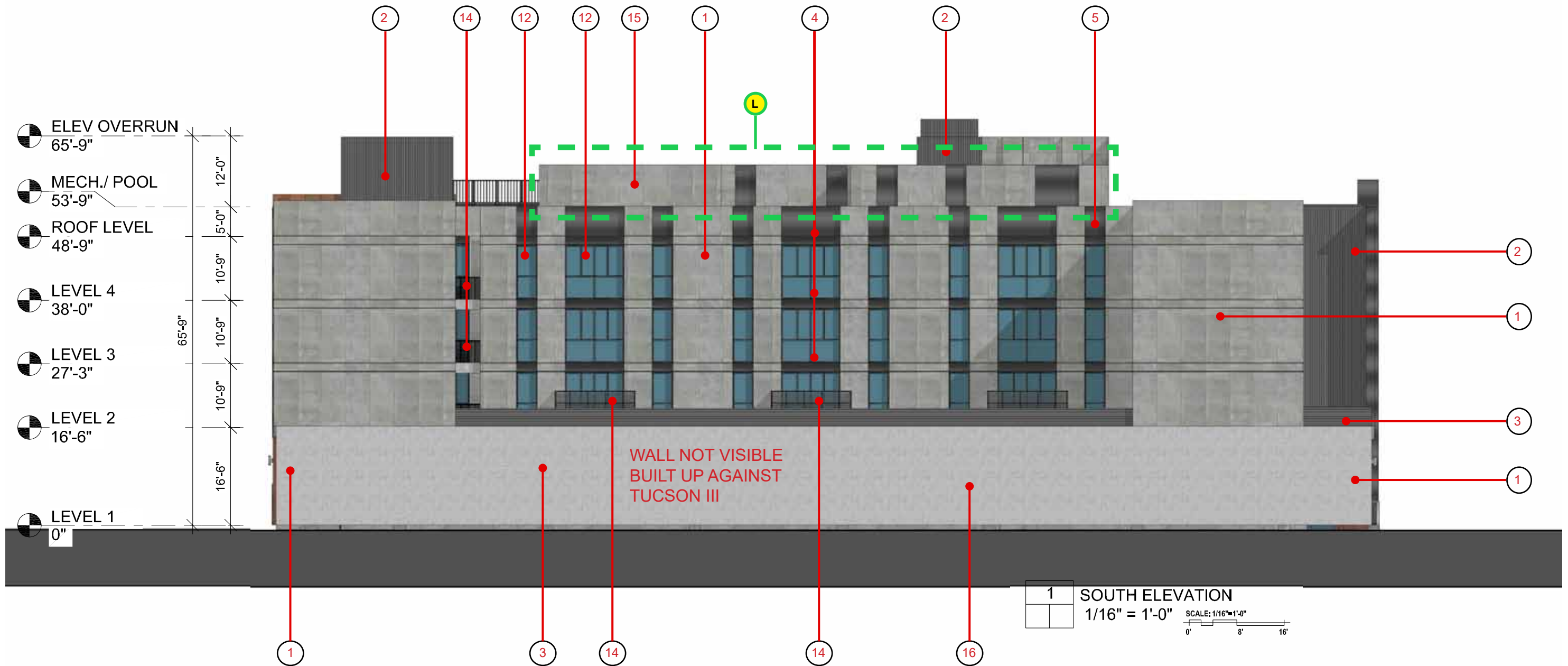
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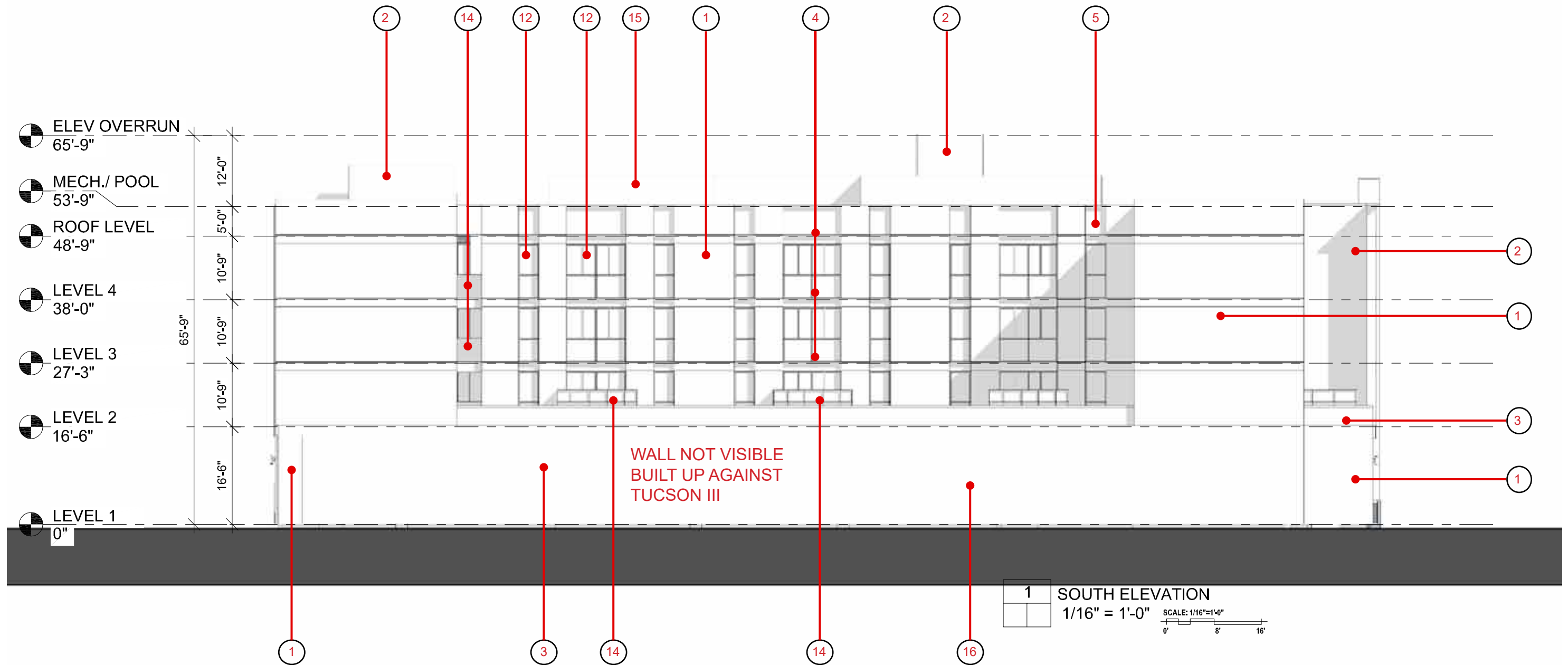
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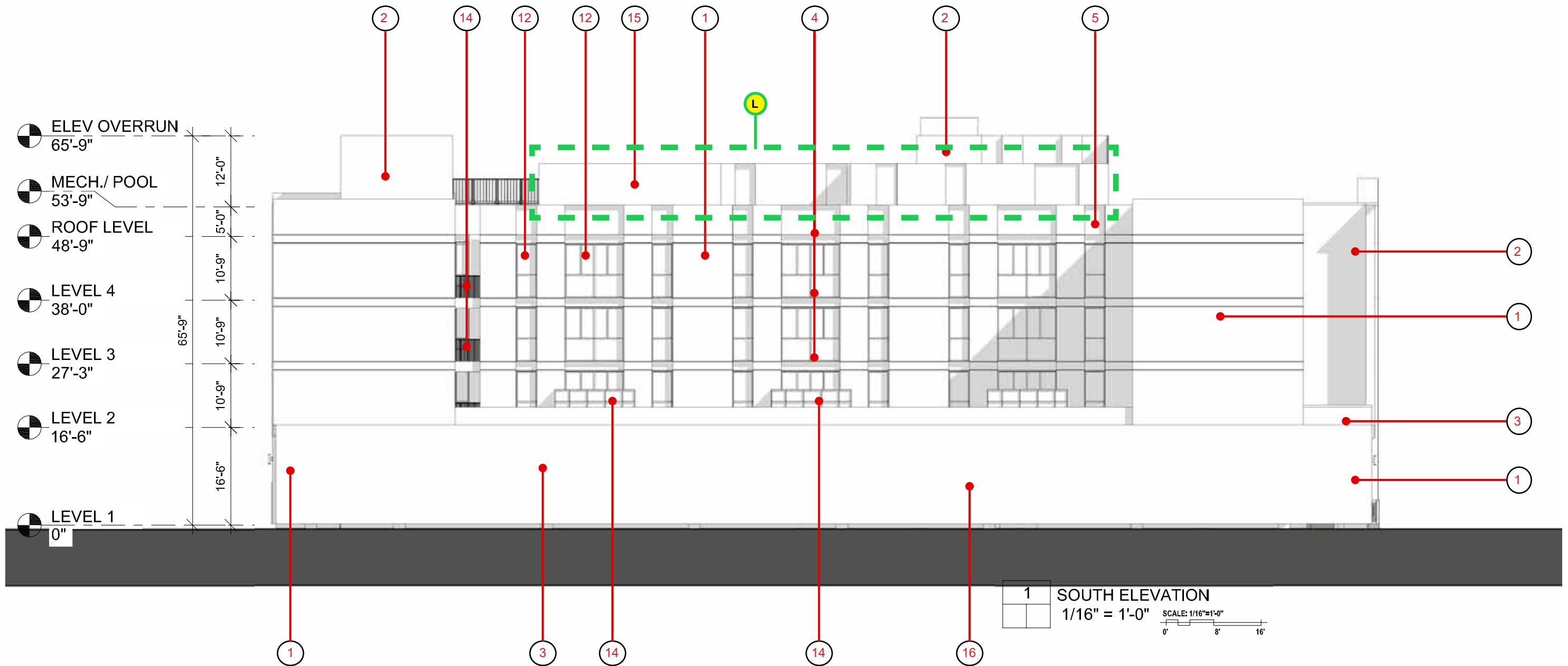
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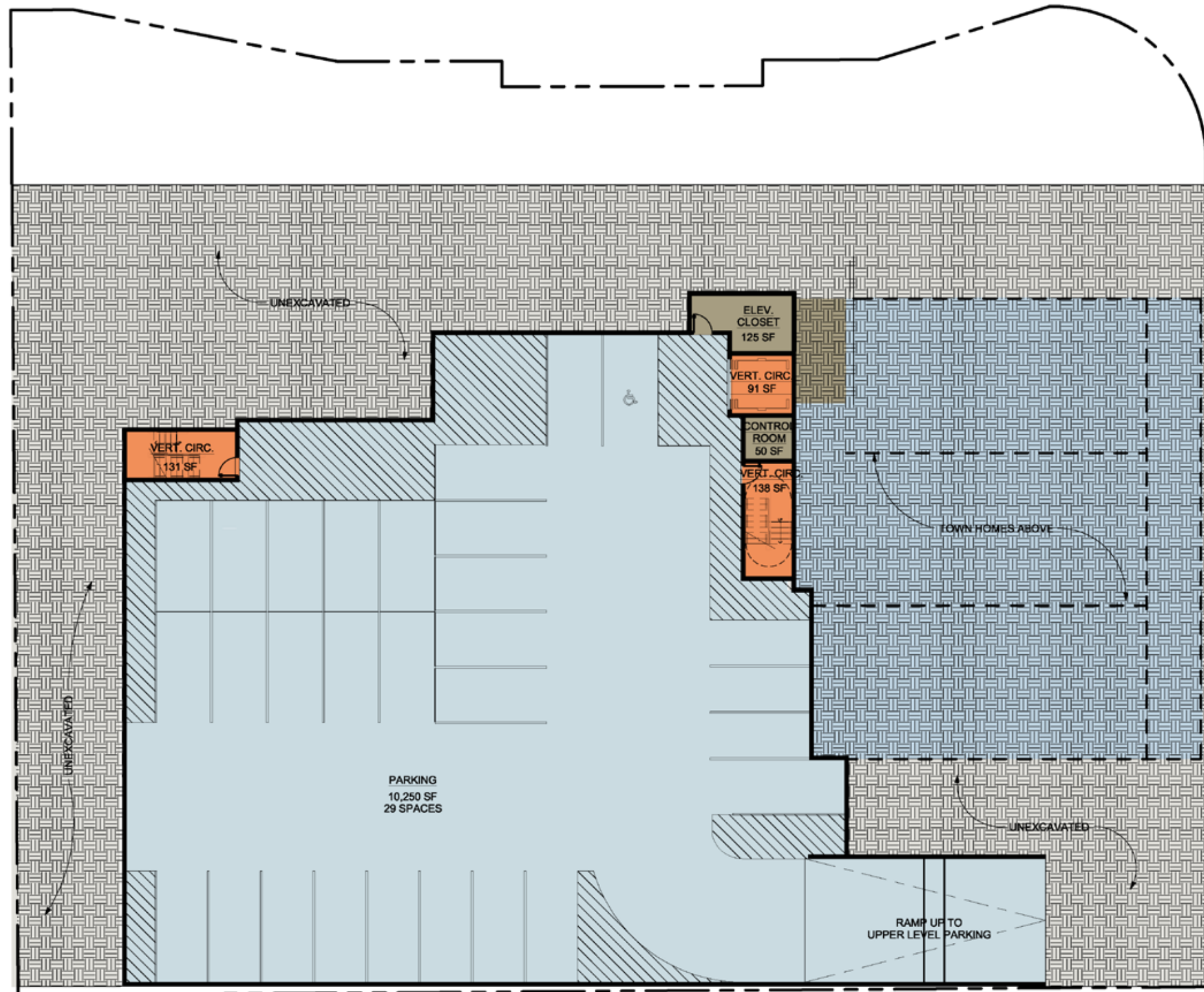
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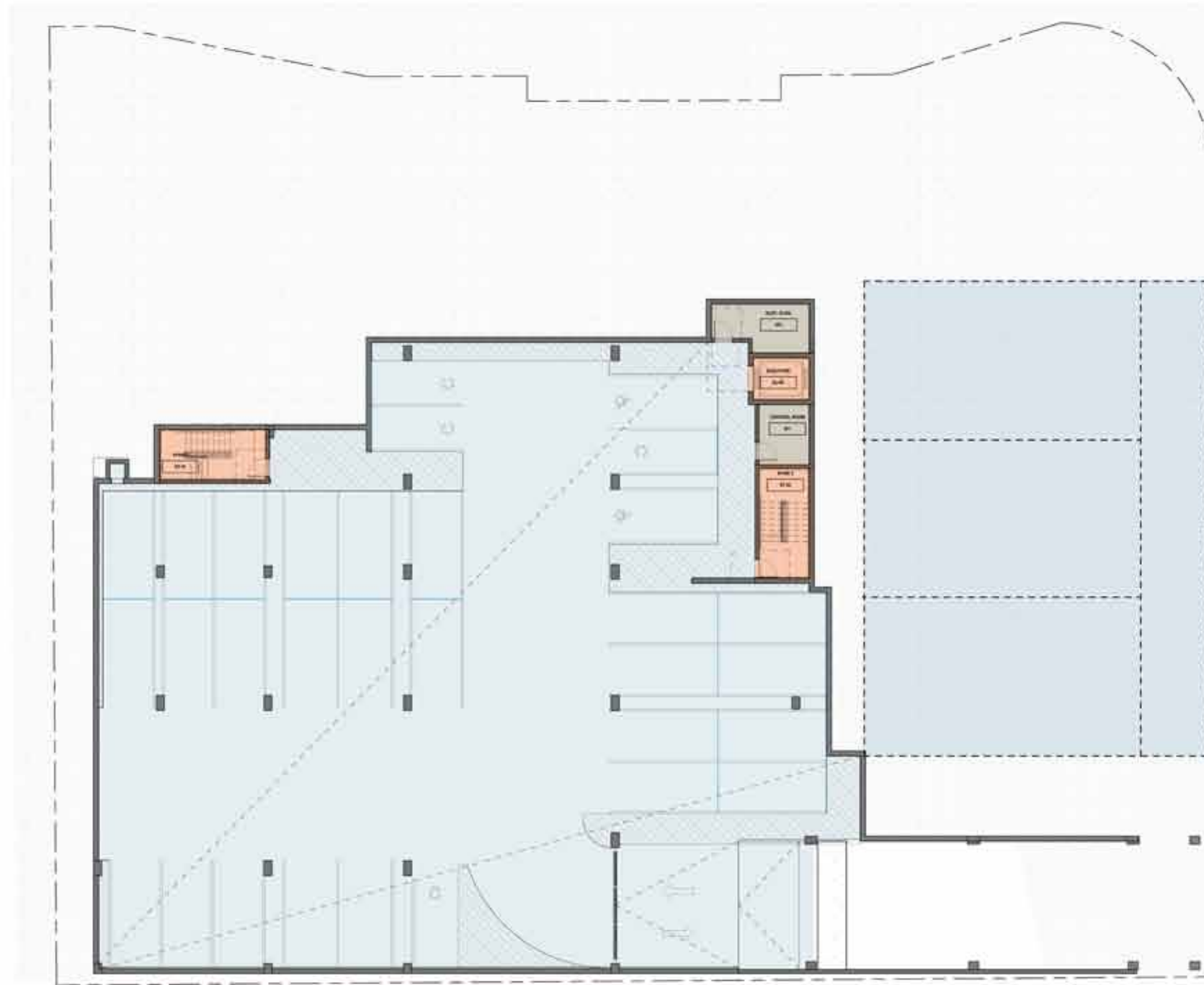
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PARKING SCHEDULE	
COUNT	STALL TYPE
BASEMENT LEVEL	
1	ADA STALLS
28	STANDARD STALLS
1	COMPACT STALLS
30	BASEMENT TOTAL
LEVEL 1	
1	ADA STALLS
19	STANDARD STALLS
1	COMPACT STALLS
21	LEVEL 1 TOTAL
51	GRAND TOTAL

DESIGNER:
CORE SPACES
1845 N. WILLOW AVENUE
TUCSON, AZ 85717

ARCHITECT:
ANTUNOVICH ASSOCIATES
238 WEST MAPLE AVENUE, SUITE 101
CHICAGO, ILLINOIS 60611
PH: (312) 986-1126
WWW.ANTUNOVICH.COM

STRUCTURAL ENGINEER:
GREINER ENGINEERING, INC.
5005 S. DONALD PLAZA, SUITE 4100
TUCSON, AZ 85711
202 222-7100

CIVIL ENGINEER:
GREINER ENGINEERING, INC.
5005 S. DONALD PLAZA, SUITE 4100
TUCSON, AZ 85711
202 222-7100

ELECTRICAL ENGINEER:
H. A. & F. ENGINEERS
1011 N. GARDEN DRIVE DR
SUITE 200
PHOENIX, AZ 85016
602 943-8716

PROJECT LOCATION:
HUB AT TUCSON III
501 N. WILLOW AVENUE
TUCSON, AZ

DRAWING TITLE:
BASEMENT LEVEL PLAN



ADJACENT PROPERTY

ADJACENT PROPERTY



HUB @ TUCSON III
NEIGHBORING BLDG



- GENERAL NOTES:**
- (1) BICYCLE STORAGE SPOT TO BE PROVIDED IN EACH RETAIL SPACE.
 - CORE SPACES OUTLINE SPECIFICATION HEREIN IS PART OF THE CONTRACT DOCUMENTS. DISCREPANCIES BETWEEN OUTLINE SPECIFICATIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE OWNER'S ARCHITECTS ATTENTION IMMEDIATELY FOR CLARIFICATION.
 - DISCREPANCIES BETWEEN INTERIOR DESIGN DRAWINGS AND ARCHITECTURAL DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS' ATTENTION IMMEDIATELY FOR CLARIFICATION.
 - INTERIOR FINISHES AND ASSOCIATED DETAILS SHALL BE COORDINATED WITH THE ARCHITECT'S DESIGN DRAWINGS.
 - G.C. TO PROVIDE ALL REQUIRED BLOCKING FOR ACCESSIBILITY RELEVANT.
 - ALL PROPOSED RAMP(S) SHOWN TO BE A MINIMUM OF 1:12 SLOPE.

PARKING SCHEDULE	
COUNT	STALL TYPE
BASEMENT LEVEL	
0	ADA STALLS
28	STANDARD STALLS
2	COMPACT STALLS
30	BASEMENT TOTAL
LEVEL 1	
1	ADA STALLS
18	STANDARD STALLS
6	COMPACT STALLS
25	LEVEL 1 TOTAL
55	GRAND TOTAL



CCB APPROVAL STAMPS

1. SUBMIT FOR RECORD PER [illegible] PER [illegible]

2. SUBMIT FOR RECORD PER [illegible] PER [illegible]

3. SUBMIT FOR RECORD PER [illegible] PER [illegible]

4. SUBMIT FOR RECORD PER [illegible] PER [illegible]

Submissions & Revisions

No.	Date	Description

CORE SPACES
1900 WEST WASHINGTON AVENUE
CHICAGO, IL 60604
773-462-5700

GREYER ENGINEERING, INC.
2600 E. CHANDLER PLAZA
SUITE 4100
TUCSON, AZ 85716
520-530-7500

site
SITE DESIGN GROUP, LTD.
800 NORTH WASHINGTON AVENUE, SUITE 4100
CHICAGO, ILLINOIS 60604
312-467-1343

ANTUNOVICH ASSOCIATES
234 North Howard Street, Suite 718
Chicago, Illinois 60606
Phone: (312) 288-4120
Fax: (312) 288-1933
www.antunovich.com

STUDIO B
19 & ANTONOVICH STREET
CHICAGO, IL 60607
312-764-1000

GREYER ENGINEERING, INC.
2600 E. CHANDLER PLAZA
SUITE 4100
TUCSON, AZ 85716
520-530-7500

CHRYN ENGINEERING INC.
2701 N. CANTONWAY DR
SUITE 200
PHOENIX, AZ 85028
602-943-4756

Project Location:
HUB AT TUCSON III
555 WEST CANTONWAY BLVD.
TUCSON, AZ

Drawing Title:
LEVEL 1 FLOOR PLAN

ADJACENT PROPERTY

ADJACENT PROPERTY



ADJACENT PROPERTY

ADJACENT PROPERTY



ADJACENT PROPERTY

ADJACENT PROPERTY



THE HUB AT TUCSON III

Proposed Roof Level Plan





DESIGN APPROVAL STAMPS

No.	Date	Revisions

Submitter: CORE SPACES
 Date: 3/30/18
 Project: HUB AT TUCSON III

CORE SPACES
 1400 N. UNIVERSITY AVENUE
 CHICAGO, IL 60642
 (773) 948-6746

Chief Engineer:
GREENER ENGINEERING, INC.
 1000 N. LAUREL AVENUE
 SUITE 4120
 TUCSON, AZ 85710
 (520) 783-1000

Landscaping Architect:
site
 SITE DESIGN GROUP, LTD.
 190 SOUTH WASHINGTON AVENUE #1000
 CHICAGO, ILLINOIS 60604
 (312) 427-7000

Architect:
ANTUNOVICH ASSOCIATES
 224 West Franklin Street, Suite 10
 CHICAGO, ILLINOIS 60610
 Phone: (312) 288-1128
 Fax: (312) 288-1122
 www.antunovich.com

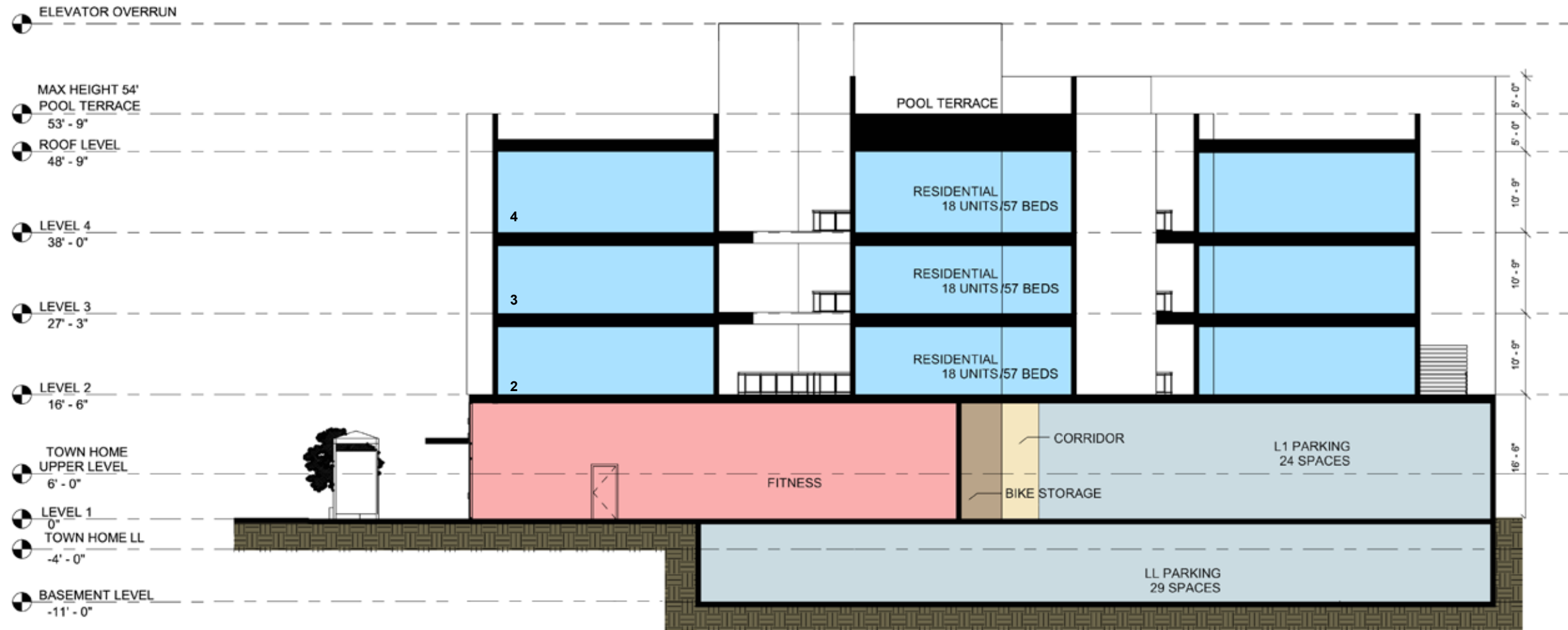
Interior Designer:
STUDIO K
 16 RABENSON STREET
 CHICAGO, IL 60607
 (312) 384-1000

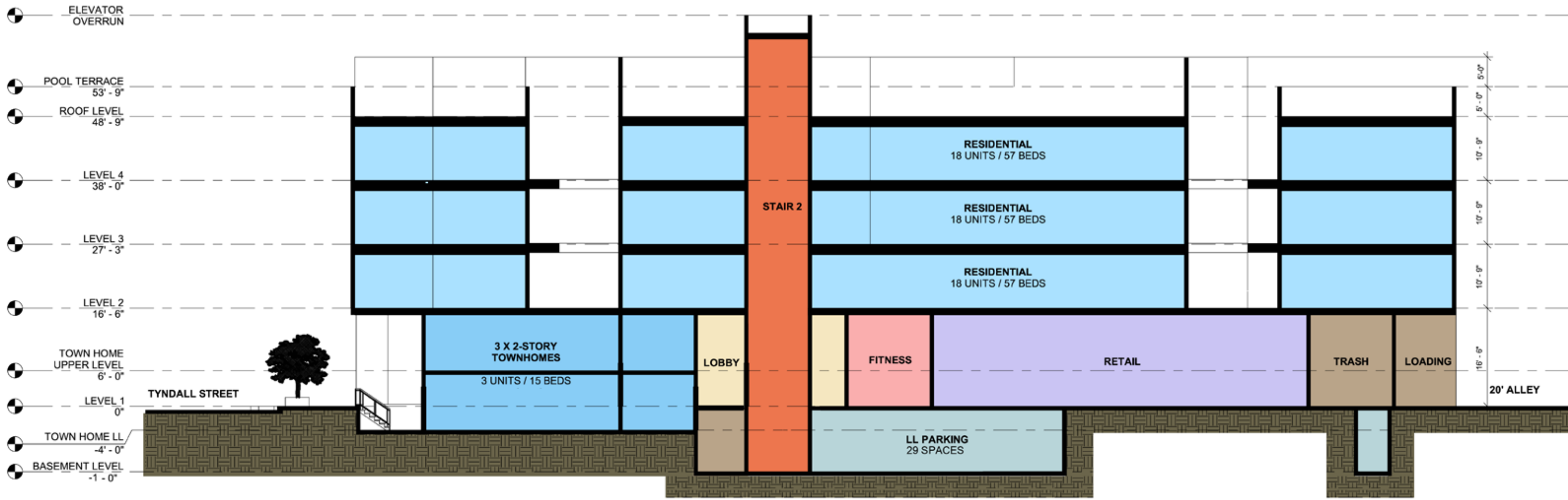
Structural Engineer:
GREENER ENGINEERING, INC.
 1000 N. LAUREL AVENUE
 SUITE 4120
 TUCSON, AZ 85710
 (520) 783-1000

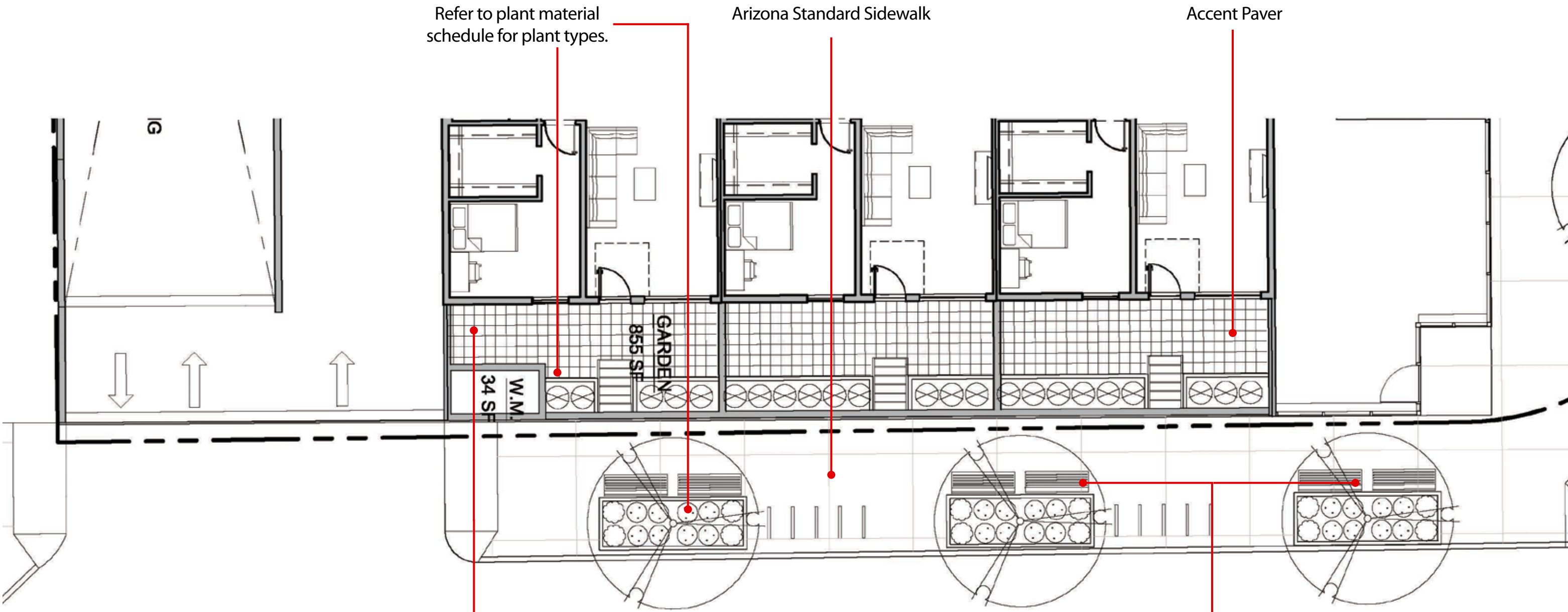
M.E.P. Engineer:
P
 1201 AL LINDSAY DRIVE DR.
 SUITE 200
 PHOENIX, AZ 85016
 (602) 943-6114

Project Location:
HUB AT TUCSON III
 501 N. UNIVERSITY BLVD.
 TUCSON, AZ

Drawing Title:
ROOF LEVEL PLAN







Refer to plant material schedule for plant types.

Arizona Standard Sidewalk

Accent Paver

34 SF
W.M.

855 SF
GARDEN

Accent Paver

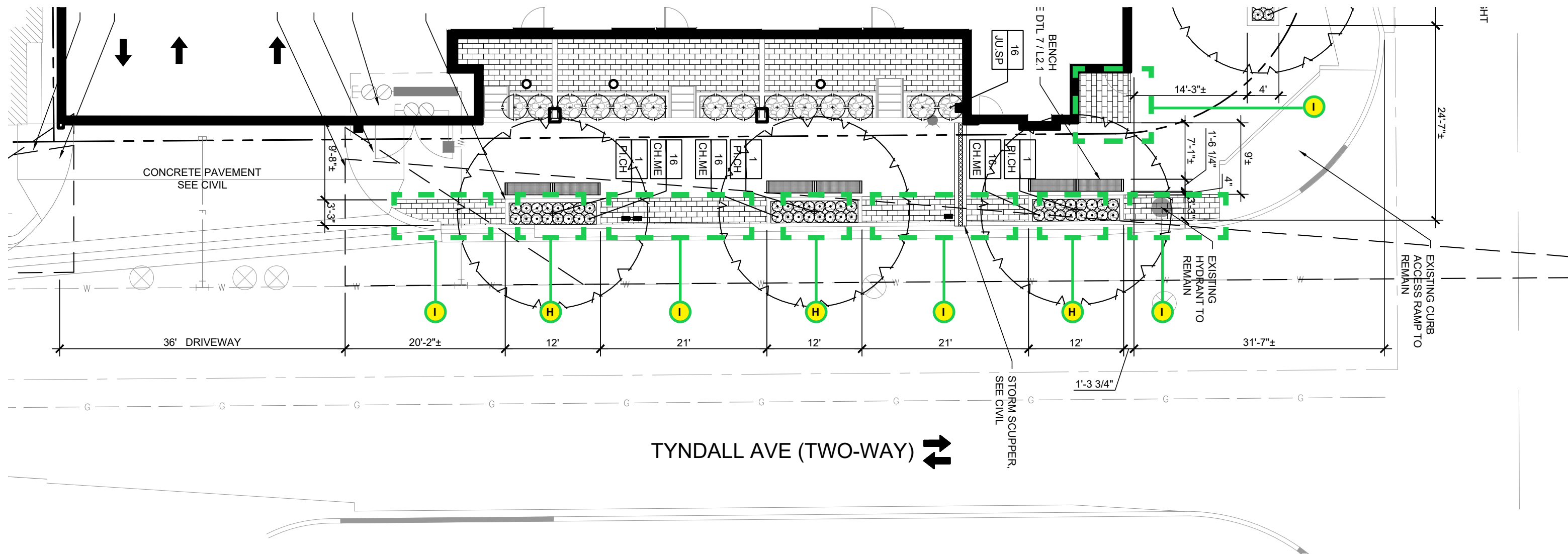
Aqua-Via Permeable Field pavers. Color - Cantina blend



Street Bench

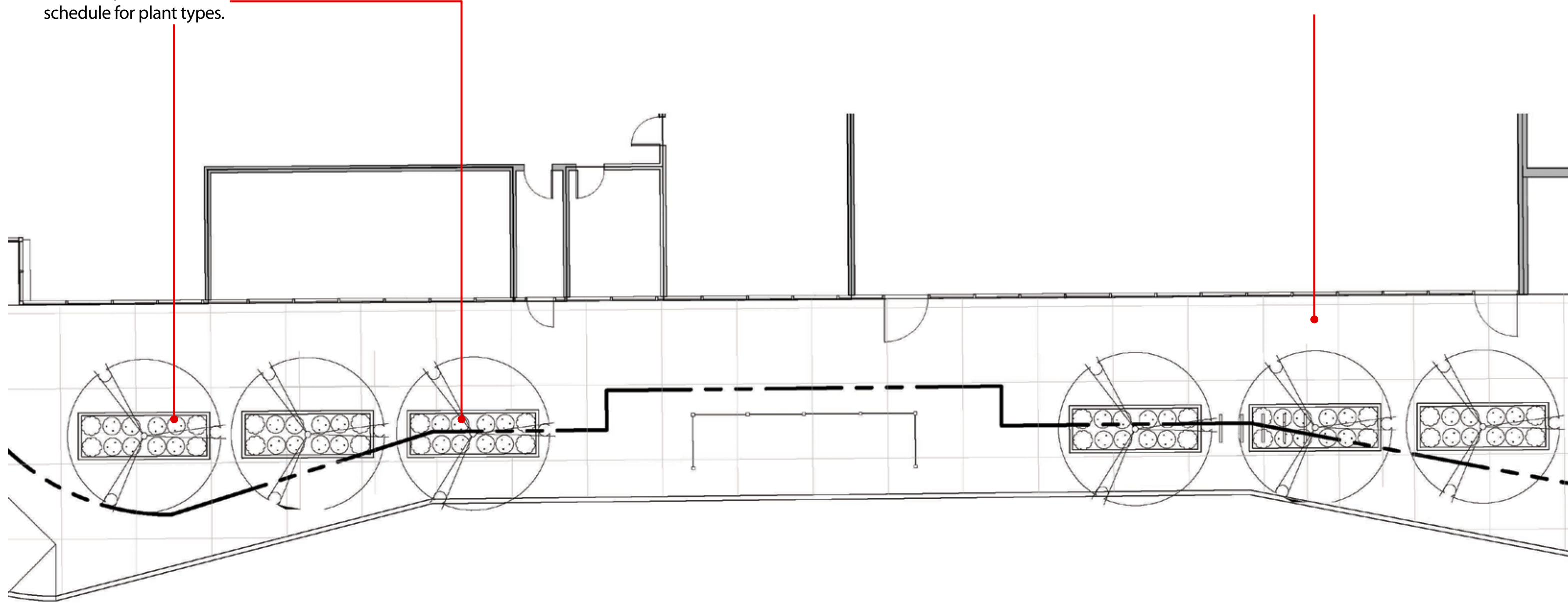
Urbanscape Dewart Collection 6' bench without back. Square perforate with powder coat finish.



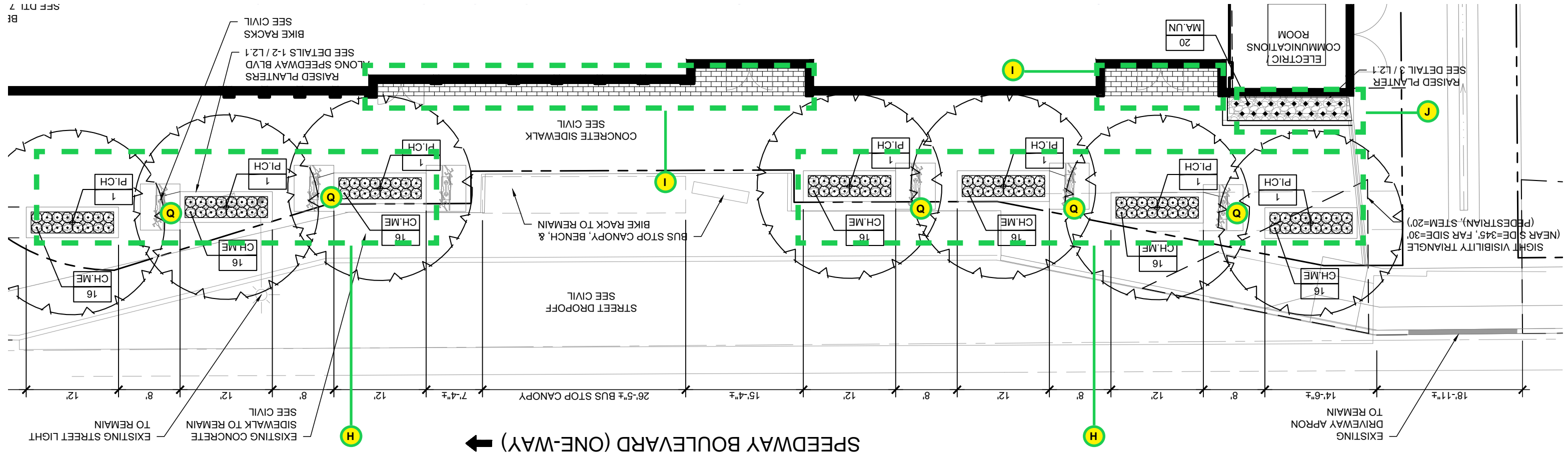


Refer to plant material schedule for plant types.

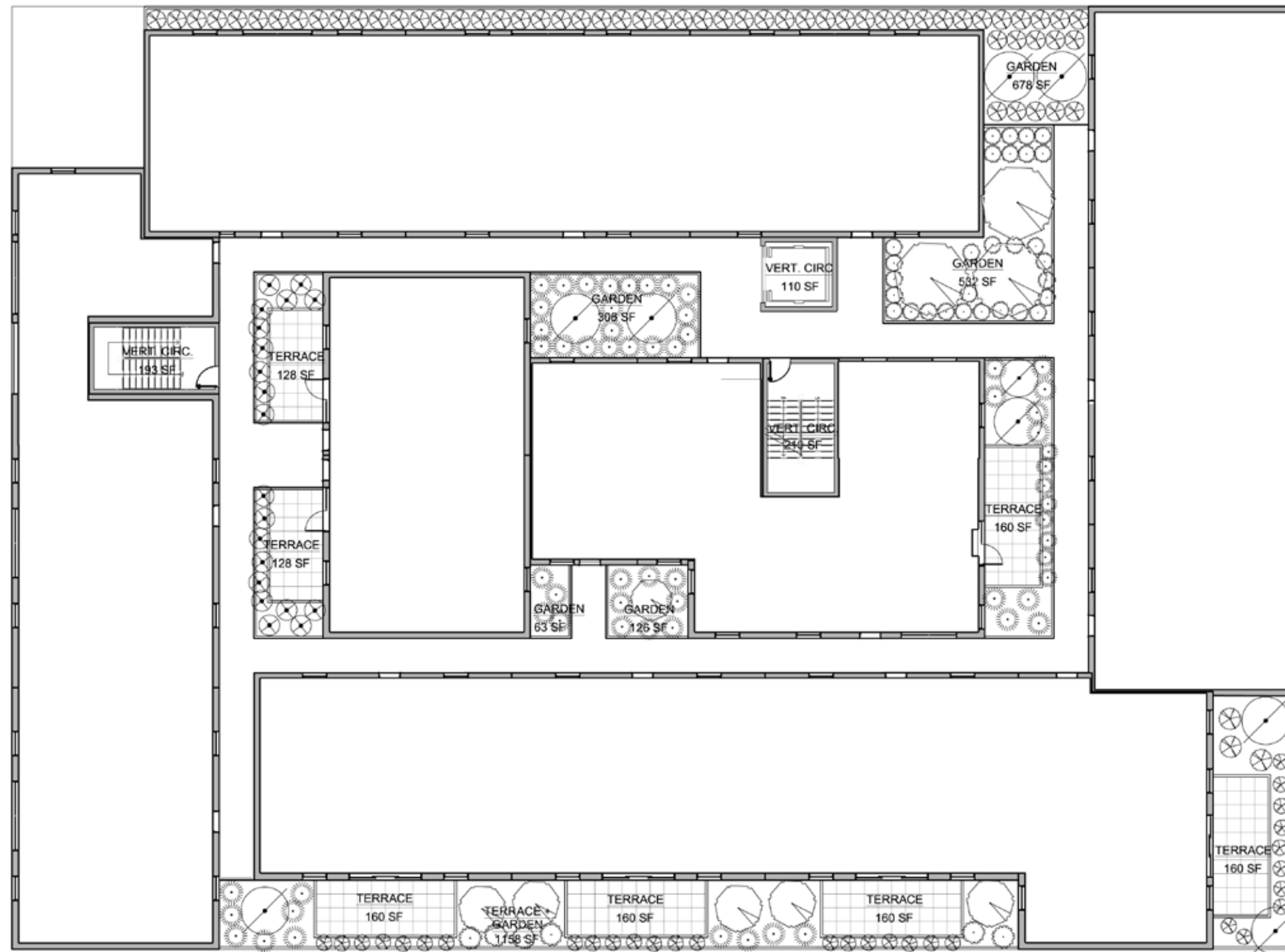
Arizona Standard Sidewalk



SEE DTL 7
B



PLANT MATERIALS SCHEDULE



SHRUBS

- BULBINE
- ⊗ DAMIANITA
- ⊗ MEXICAN HONEYSUCKLE
- ⊗ REGAL MIST
- ⊗ DWARF BOTTLEBRUSH

GROUNDCOVER

- ⊗ PROSTRATE ROSEMARY 'HUNTINGTON CARPET'

CACTI/ACCENT

- CANDILLILA

TREES

- LITTLE LEAF ASH
- DESERT MUSEUM PALO VERDA
- TEXAS MOUNTAIN LAUREL