



BUILDING METRICS	
130	DWELLING UNITS
482	BEDS
148	PARKING SPACES
130	BICYCLE PARKING

UNIT MIX				
Unit Type	# Units	%	# Beds	%
Studio	13	10.0%	13	2.7%
2-2	26	20.0%	52	10.8%
3-3	6	4.6%	18	3.7%
4-4	46	35.4%	184	38.2%
5-5	19	14.6%	95	19.7%
6-6	20	15.4%	120	24.9%
<b>Totals</b>	<b>130</b>	<b>100%</b>	<b>482</b>	<b>100%</b>



## Aspire Tucson 2

Concept Design View - E 1<sup>st</sup> St & N Park Ave

Tucson, Arizona | 28, Feb.

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## Aspire Tucson 2

Concept Design View - N Park Ave & E 1<sup>st</sup> St



## Aspire Tucson 2

Concept Design View - Alley & N Park Ave



Arizona History Museum



# Aspire Tucson 2

Concept Design View - N Park Ave Mid-air









## Aspire Tucson 2

Concept Design View - E 1<sup>st</sup> St & N Park Ave



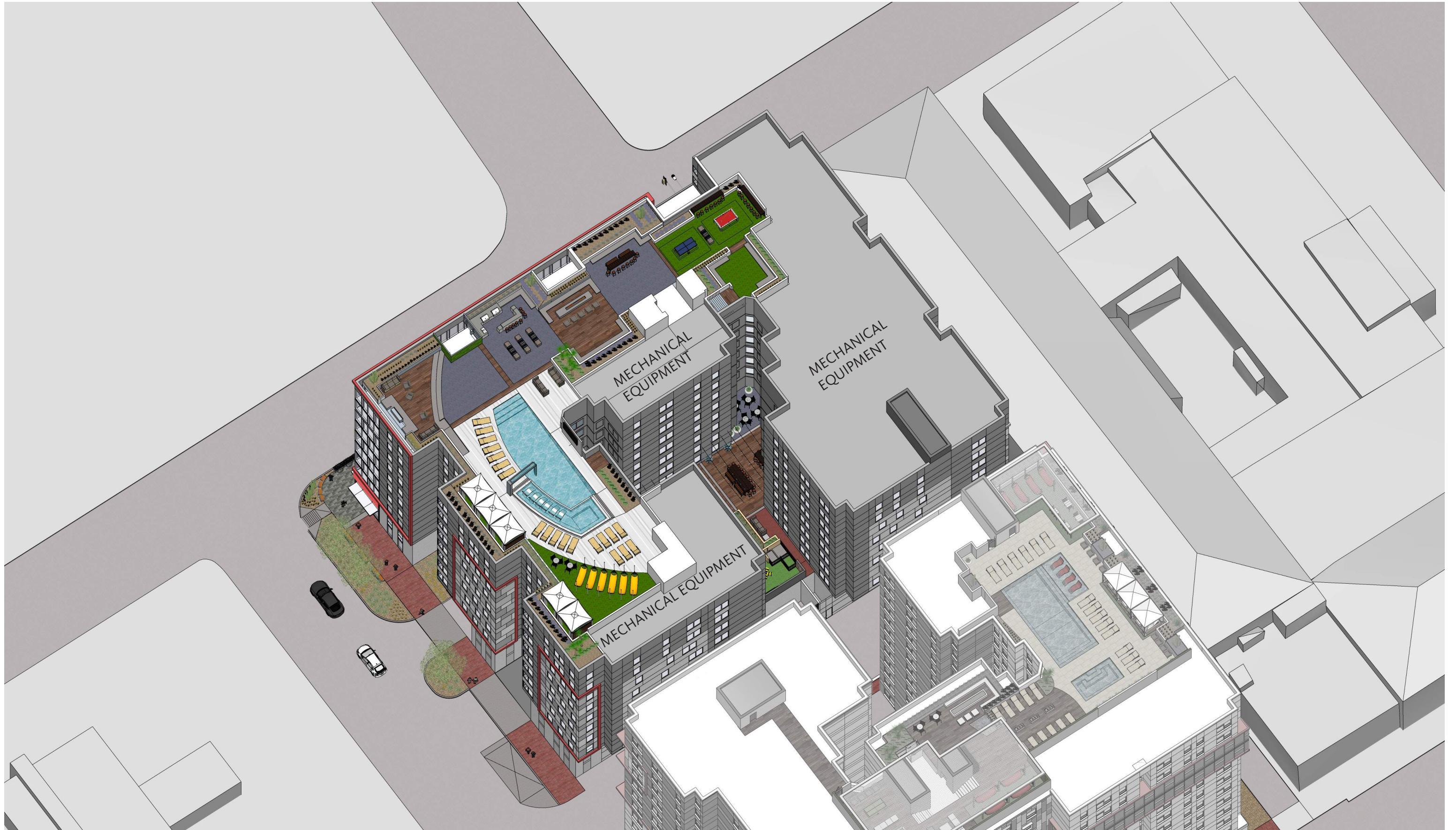


Arizona History Museum



Aspire Tucson 2

Concept Design View - N Park Ave







# Aspire Tucson 2

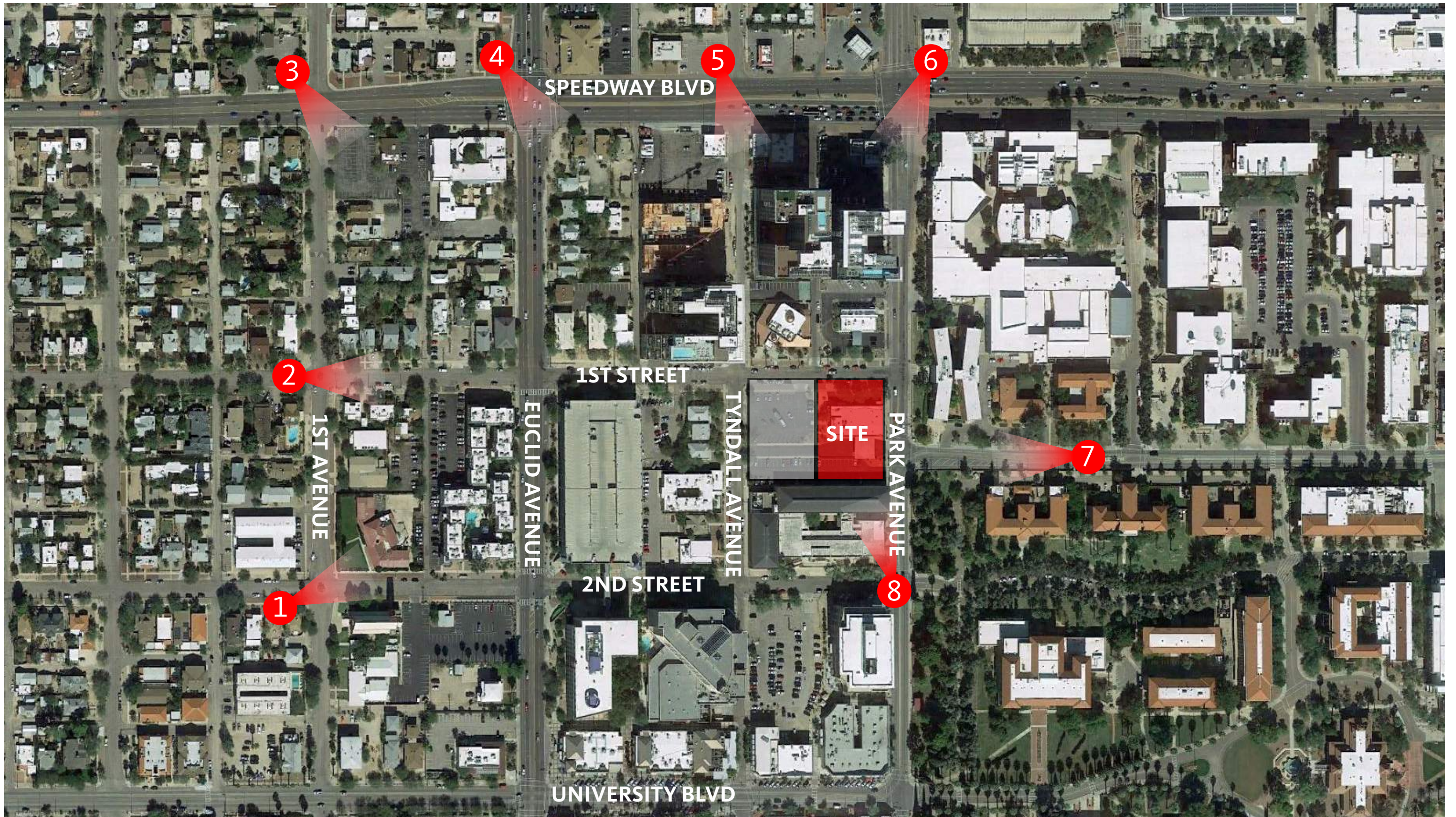
Concept Design View - E 1st Ave





## Aspire Tucson 2

Concept Design View - N Park Ave







Aspire Tucson

Phase 2







## Aspire Tucson 2

View 5 - Speedway Blvd & Tyndall Ave











**EXTERIOR MATERIAL LEGEND**

- |   |   |  |  |
|---|---|--|--|
| 1. Stucco facade, dark grey color with textured finish.   | 6. White metal panel cladding. Matte finish.        | 11. Rooftop mechanical units screened by #11.            | 17. Decorative metal panel transformer gate. |
| 2. Architectural Thermal Windows, with low E glass; Silver Finished Mullion.                          | 7. Light grey metal panel cladding. Matte finish.   | 12. Stucco facade, dark grey color with textured finish. |  |
| 3. Stucco facade, white color with textured finish.   | 8. Dark grey metal panel cladding. Matte finish.    | 13. Stucco facade control joints.                        |  |
| 4. Stucco facade control joints.  | 9. Stucco facade, white color with textured finish. | 14. Stucco frame, light grey elastomeric paint finish.   |  |
| 5. Stucco frame, light grey elastomeric finish with red elastomeric paint finish facing metal panels. | 10. Stucco screening wall/ parapet/ noise barrier.  | 15. Metal panel cladding. Same configuration as #6 - #8. |  |
|   |   | 16. Drive thru exit with do not enter signage.           |  |



**EXTERIOR MATERIAL LEGEND**

- |  |   |   |
|--|---|---|
| 1. Stucco facade, dark grey color with textured finish.                      | 6. Light grey metal panel cladding. Matte finish.   | 11. Metal panel cladding. Same configuration as #5 - #7.                      |
| 2. Architectural Thermal Windows, with low E glass; Silver Finished Mullion. | 7. Dark grey metal panel cladding. Matte finish.    | 12. Stucco frame, light grey elastomeric paint finish.                        |
| 3. Stucco facade control joints.   | 8. Stucco facade, white color with textured finish. | 13. Stucco facade, dark grey color with textured finish.                      |
| 4. Stucco frame, light grey elastomeric paint finish.                        | 9. Stucco screening wall/ parapet/ noise barrier.   | 14. Architectural Thermal Windows, with low E glass; Silver Finished Mullion. |
| 5. White metal panel cladding. Matte finish.                                 | 10. Rooftop mechanical units screened by #9.        |   |



Mechanical Overrun  
104'-10"

Level Parapet  
99'-10"

Level Roof  
94'-10"

Level 08M  
85'-0"

Level 08  
75'-4"

Level 07  
65'-11"

Level 06  
56'-6"

Level 05  
47'-1"

Level 04  
37'-8"

Level 03  
28'-3"

Level 02  
18'-10"

Level 01M  
9'-5"

Level 01  
0'-0"

**EXTERIOR MATERIAL LEGEND**

- |  |   |   |                                      |
|--|---|---|--------------------------------------|
| 1. Stucco facade control joints.   | 7. Light grey metal panel cladding. Matte finish.   | 13. Full height architectural window wall system; Aluminum with low E glass.  | 18. Glass door with aluminum frame.  |
| 2. Stucco facade, dark grey color with textured finish.                      | 8. Dark grey metal panel cladding. Matte finish.    | 14. Window wall cap. Silver Finished Mullion.                                 | 19. Clear glass at pedestrian level. |
| 3. Architectural Thermal Windows, with low E glass; Silver Finished Mullion. | 9. Stucco facade, white color with textured finish. | 15. Metal panel cladding. Same configuration as #6 - #8.                      |                                      |
| 4. Stucco frame, light grey elastomeric paint finish.                        | 10. Stucco screening wall/ parapet/ noise barrier.  | 16. Architectural Thermal Windows, with low E glass; Silver Finished Mullion. |                                      |
| 5. Metal panel cladding. Same configuration as #6 - #8.                      | 11. Rooftop mechanical units screened by #10.       | 17. Metal frame structure with metal slat shading.                            |                                      |
| 6. White metal panel cladding. Matte finish.                                 | 12. Stucco frame, red elastomeric paint finish.     |   |                                      |



**EXTERIOR MATERIAL LEGEND**

- 1. Full height architectural window wall system; Aluminum with low E glass.
- 2. Window wall cap. Silver Finish Mullion.
- 3. Stucco facade, white color with textured finish.
- 4. Architectural Thermal Windows, with low E glass; Silver Finished Mullion.
- 5. Stucco facade control joints.

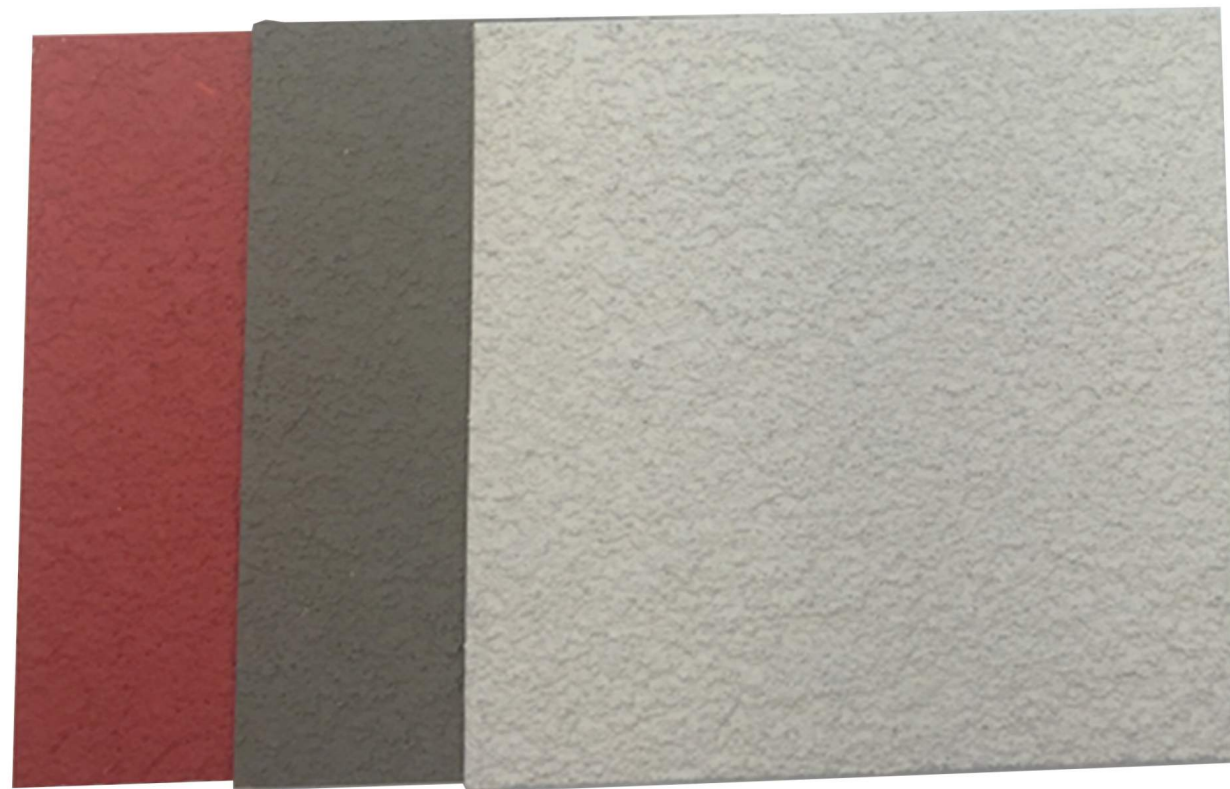
- 6. Stucco frame, red elastomeric finish.
- 7. Metal frame structure with metal slat shading.
- 8. Stucco screening wall/ parapet/ noise barrier.
- 9. Rooftop mechanical units screened by #9.
- 10. Stucco frame, red elastomeric paint finish.
- 11. White metal panel cladding. Matte finish.
- 12. Light grey metal panel cladding. Matte finish.

- 13. Dark grey metal panel cladding. Matte finish.
- 14. Stucco facade, dark grey color with textured finish.
- 15. Architectural Thermal Windows, with low E glass; Silver Finished Mullion.
- 16. Stucco facade control joints.
- 17. Stucco frame, red elastomeric paint finish.
- 18. Metal panel cladding. Same configuration as #12 - #14.

- 19. Stucco facade, white color with textured finish.
- 20. Clear glass at pedestrian level.
- 21. Drive thru entry with signage above.
- 22. Parking garage entry with signage above.



Metal Panel Cladding, Powder Coated Matte Finish



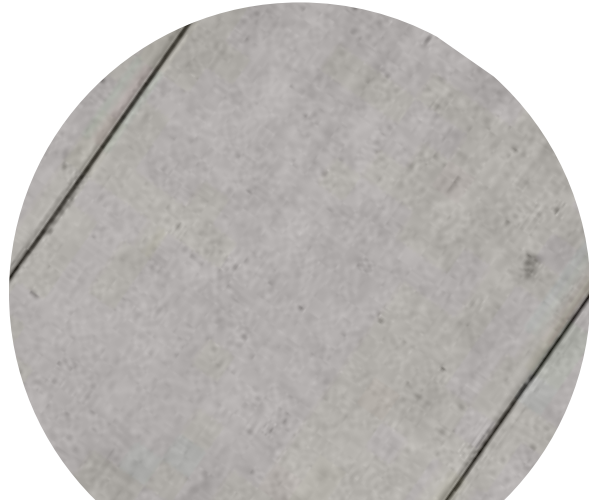
Exterior Stucco Colors: Red, Grey, and White



Grey Insulated Low-E Glass



Silver Aluminum Mullions



**PAVEMENT-A**  
INTEGRAL PEWETER  
BRUSHED CONCRETE



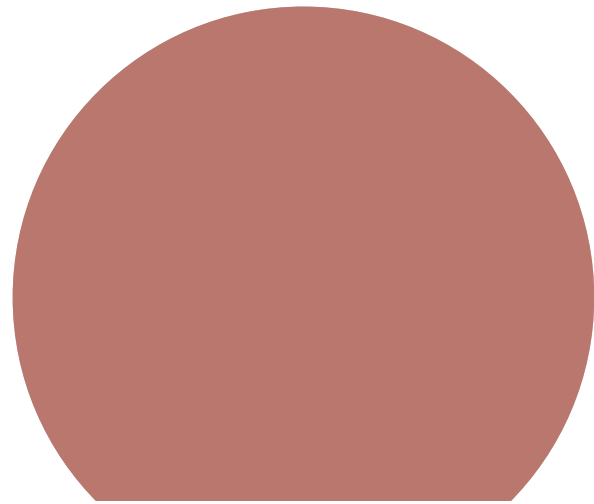
**PAVEMENT-B**  
INTEGRAL DARK GRAY  
EXPOSED AGG. CONCRETE



**BENCH-1**  
QCP SHEAR  
CONCRETE BENCH  
W/ BACK



**BENCH-2**  
QCP BLOCK  
CONCRETE BENCH



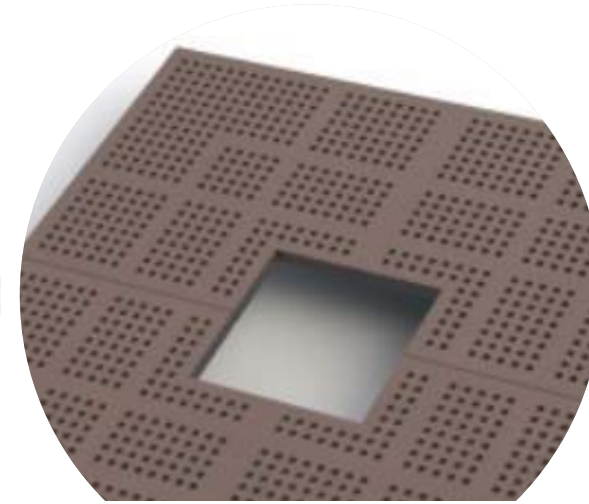
**PAVEMENT-C**  
INTEGRAL COLOR: "COOL BRICK"  
RED (SCOFIELD SOLARCHROME  
COLORS); FINISH: SMOOTH



**PAVEMENT-D**  
UNILOCK PLANK PAVER  
COLOR BLEND (GRANITE, OPAL,  
& STEEL GREY)



**RAISED METAL PLANTER**  
LANDSCAPE FORMS GUS



**METAL TREE GRATE**  
IRONSMITH MARKET STREET



**METAL LITTER RECEPTICAL**  
LANDSCAPE FORMS AUSTIN

**STREETSCAPE MATERIALS- 1.0**





TREES



ACACIA WILLARDIANA  
PALO BLANCO



PISTACIA CHINENSIS  
CHINESE PISTACHE



SHRUBS



CAESALPINIA PULCHERRIMA  
RED BIRD OF PARADISE



CALLIANDRA X SIERRA STAR  
HYBIRD FAIRY DUSTER



SALVIA CLEVELANDII  
CLEVELAND SAGE



SHRUBS



CALYLOPHUS HARTWEGII  
CALYLOPHUS SUNDROPS



PENSTEMON PARRYI  
PARRY'S PENSTEMON



SETCREASEA PALLIDA  
PURPLE HEART



TETRANUERIS ACAULIS  
ANGELITA DAISY



VERBENA RIGIDA  
SANDPAPER VERBENA

PLANT MATERIALS - 2.0



ACCENTS



ALOE 'BLUE ELF'  
ALOE 'BLUE ELF'



ALOE STRIATA  
CORAL ALOE



ASCLEPIAS SUBULATA  
DESERT MILKWEED



BULBINE FRUTESCENS  
'TINY TANGERINE'  
TINY ORANGE BULBINE



CALAMAGROSTIS X ACUTIFLORA  
'KARL FOERSTER'  
FOERSTER'S FEATHER REED GRASS

ACCENTS



EUPHORBIA ANTISYPHILITICA  
CANDELILLA



HESPERALOE PARVIFLORA  
'BRAKELIGHT'  
BRAKE LIGHT RED YUCCA



HESPERALOE 'PINK PARADE'  
PINK PARADE HESPERALOE



DASYLIRION WHEELERI  
DESERT SPOON



HESPERALOE PARVIFLORA  
'YELLOW'  
YELLOW YUCCA

PLANT MATERIALS - 2.1



ACCENTS



MANFREDA X 'SILVER LEOPARD'  
SILVER LEOPARD  
TEXAS TUBEROSE



MUHLENBERGIA CAPILLARIS  
'REGAL MIST'  
PURPLE MUHLY GRASS



MUHLENBERGIA LINDHEIMERI  
'AUTUMN GLOW'  
LINHEIMER MUHLY GRASS



MUHLENBERGIA RIGENS  
'NASHVILLE'  
DEERGRASS



NASSELLA TENUISIMA  
MEXICAN FEATHER GRASS



ACCENTS



PEDILANTHUS BRACTEATUS  
TALL LADYSLIPPER PLANT



PEDILANTHUS MACROCARPUS  
LADYSLIPPER PLANT



YUCCA PALLIDA  
PALE LEAF YUCCA



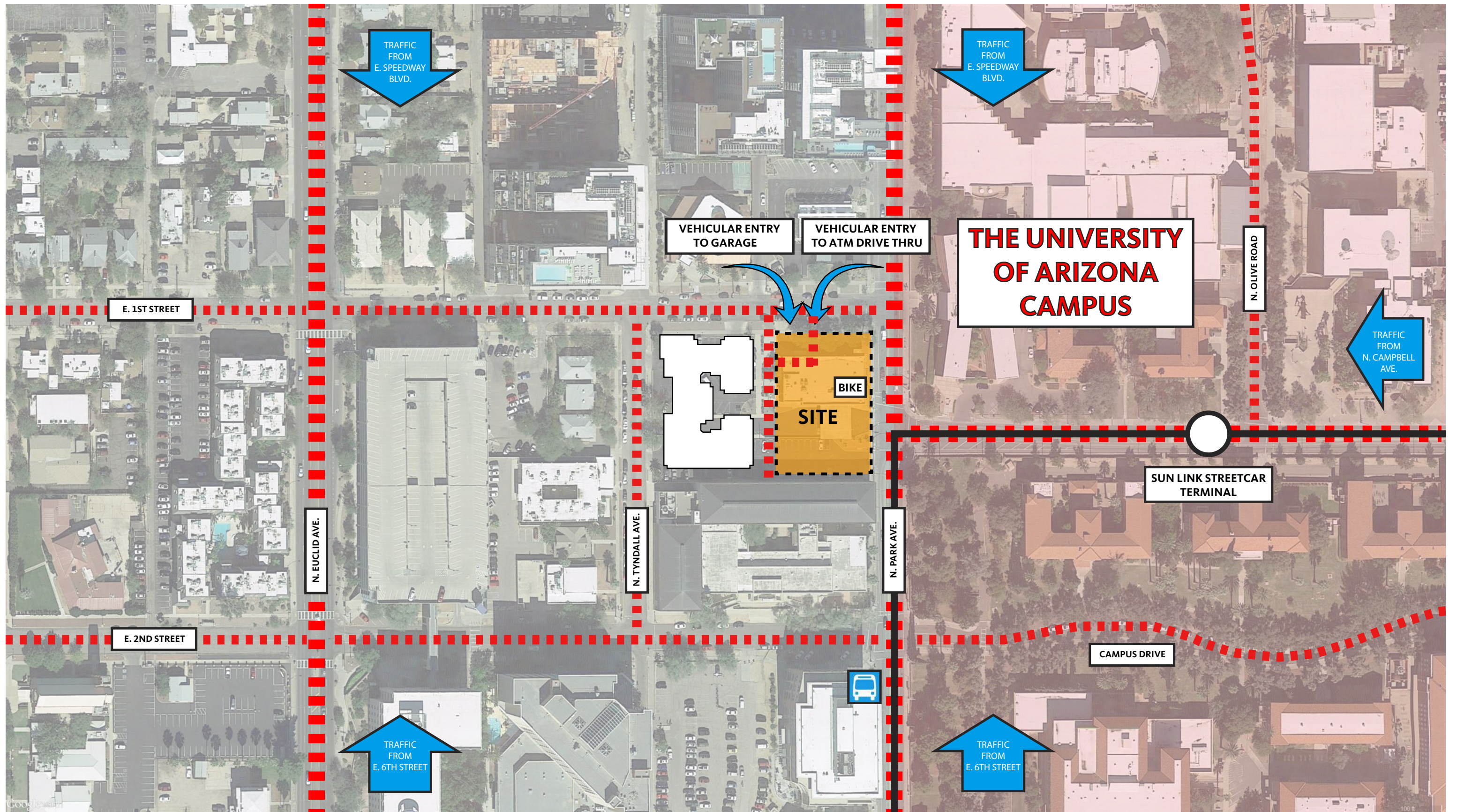
YUCCA ROSTRATA  
BEAKED YUCCA

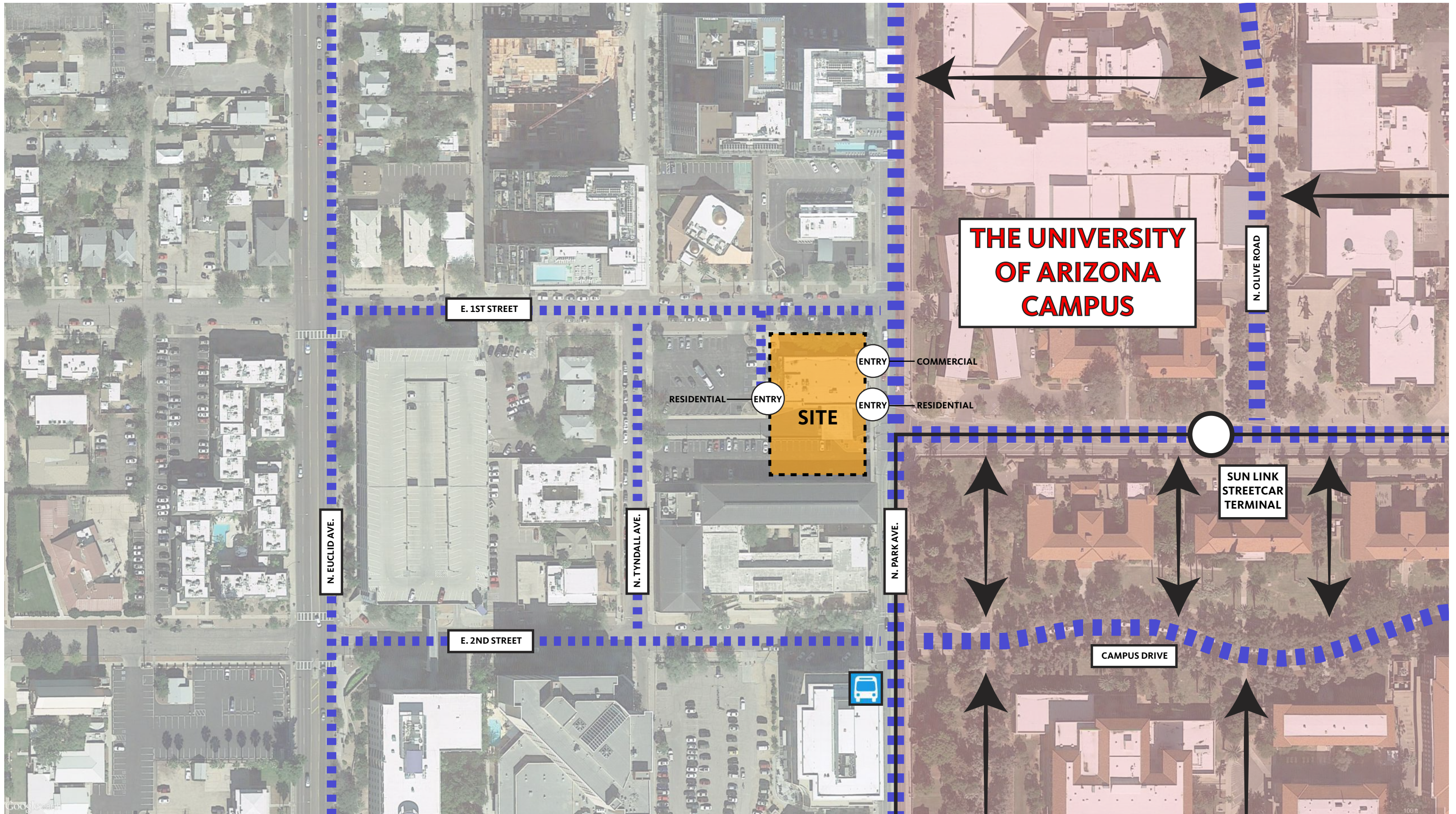


YUCCA RUPICOLA  
TWISTED LEAF YUCCA

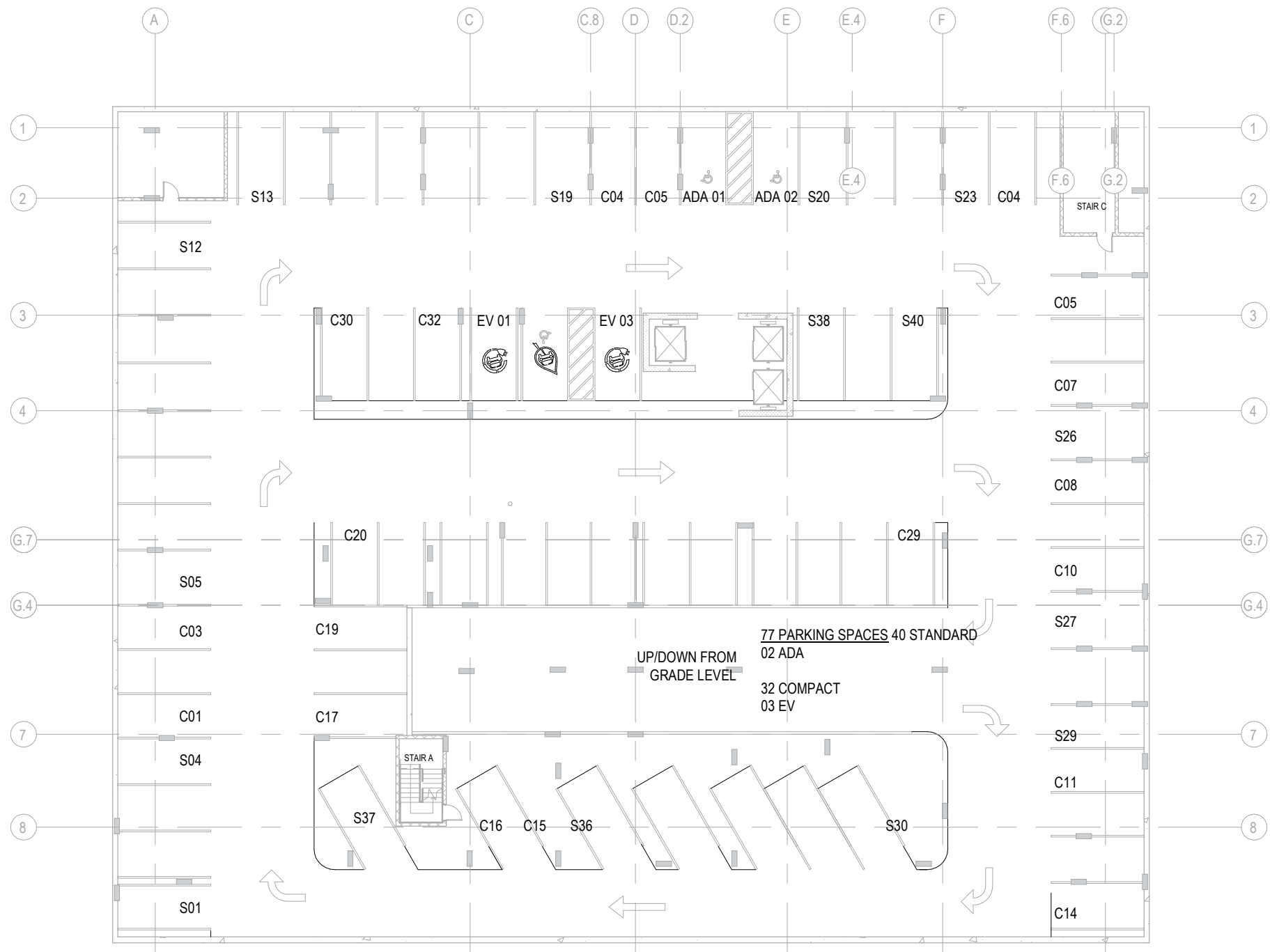
PLANT MATERIALS - 2.2

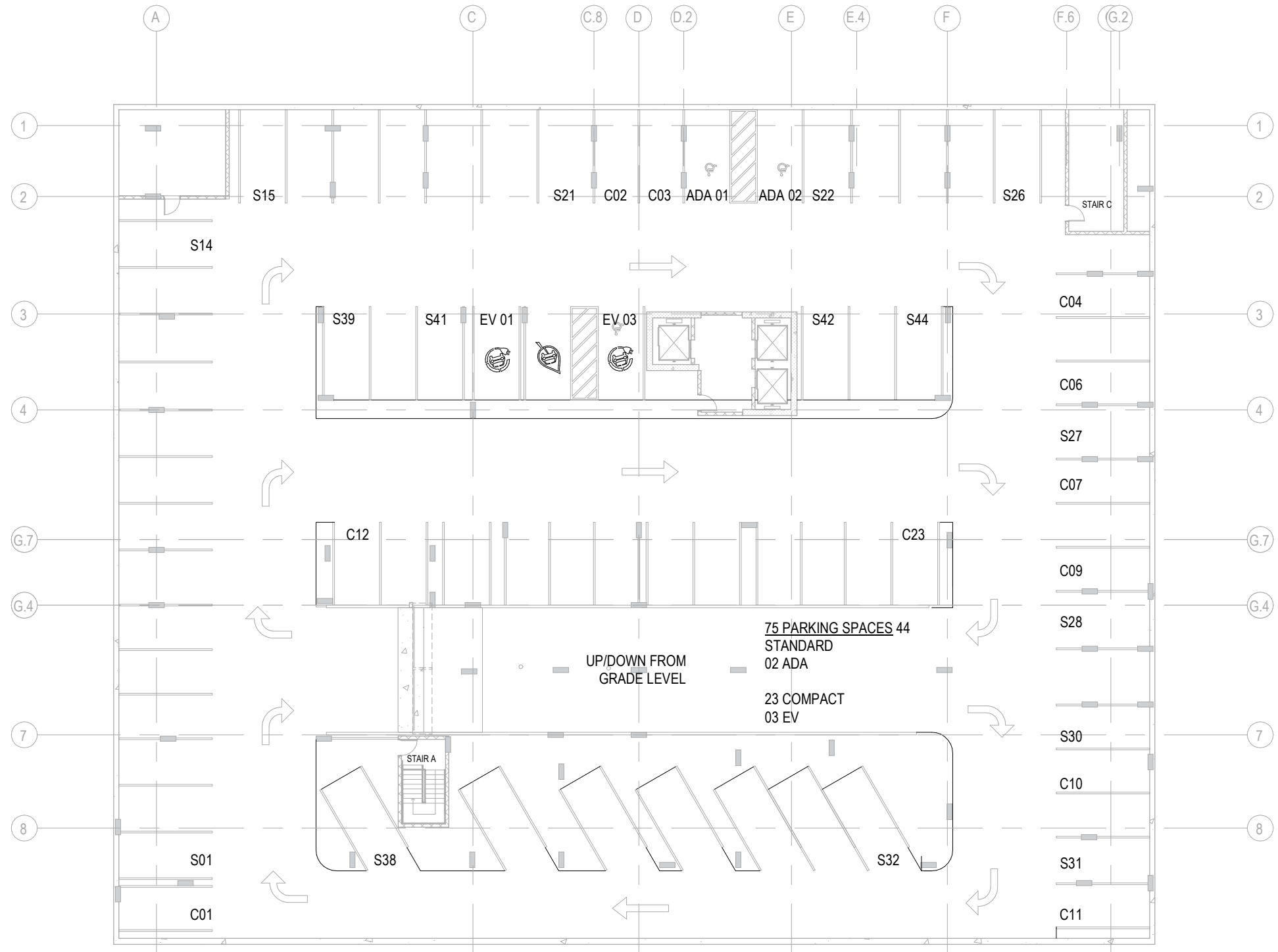












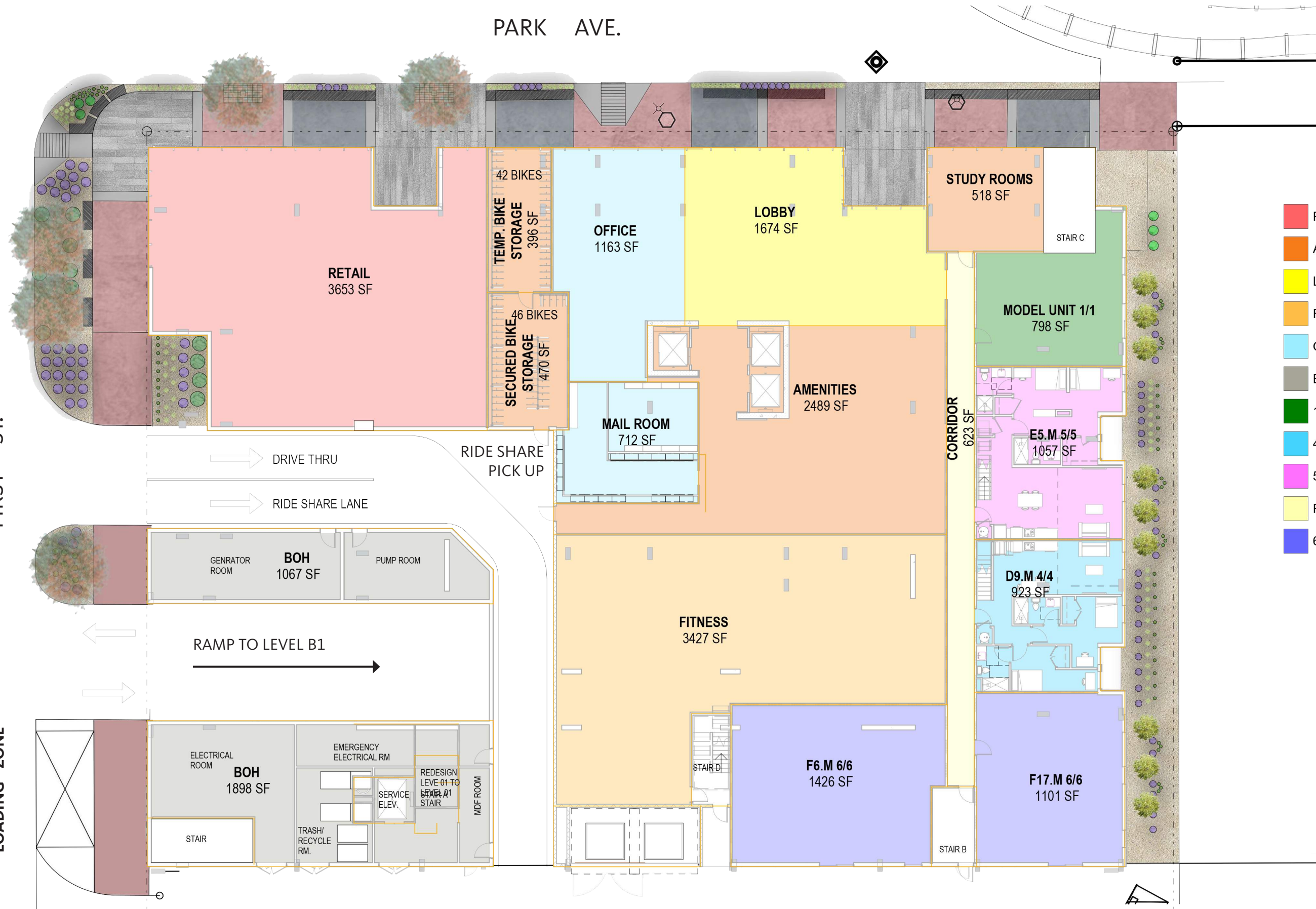


PARK AVE.



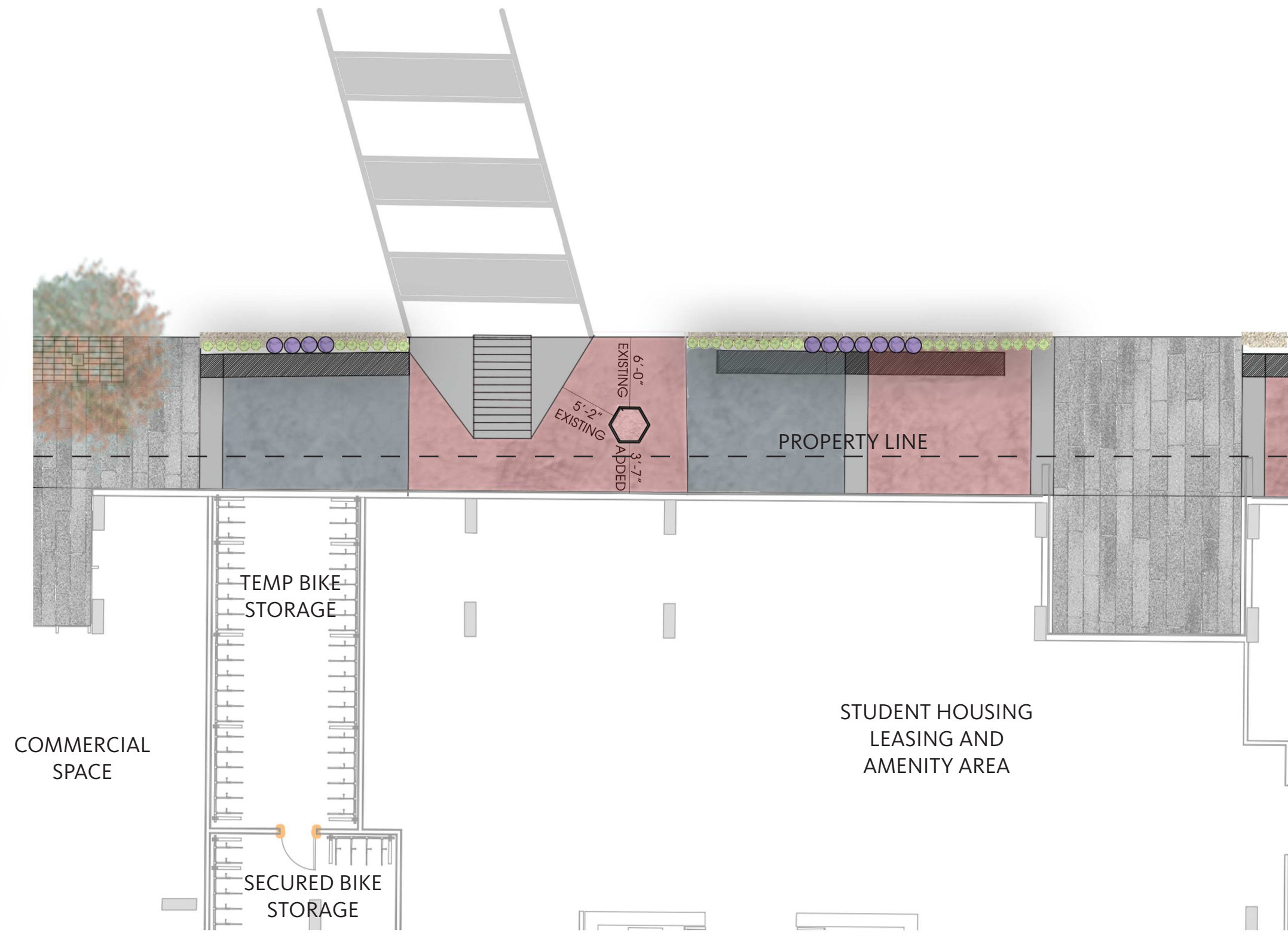
FIRST ST.

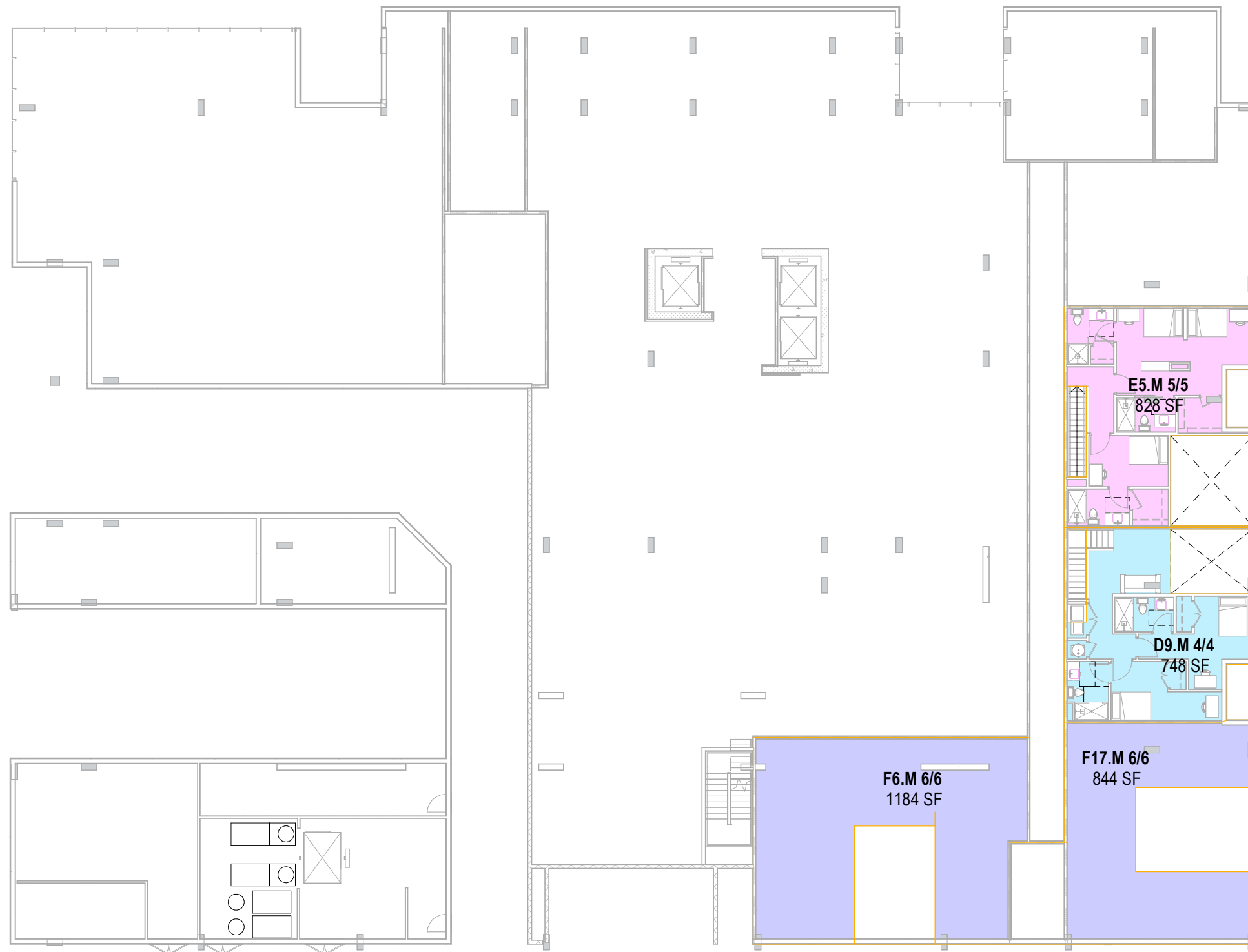
LOADING ZONE



- RETAIL
- AMENITIES
- LOBBY
- FITNESS
- OFFICE
- BOH
- 1/1
- 4/4
- 5/5
- RESIDENTIAL
- 6/6

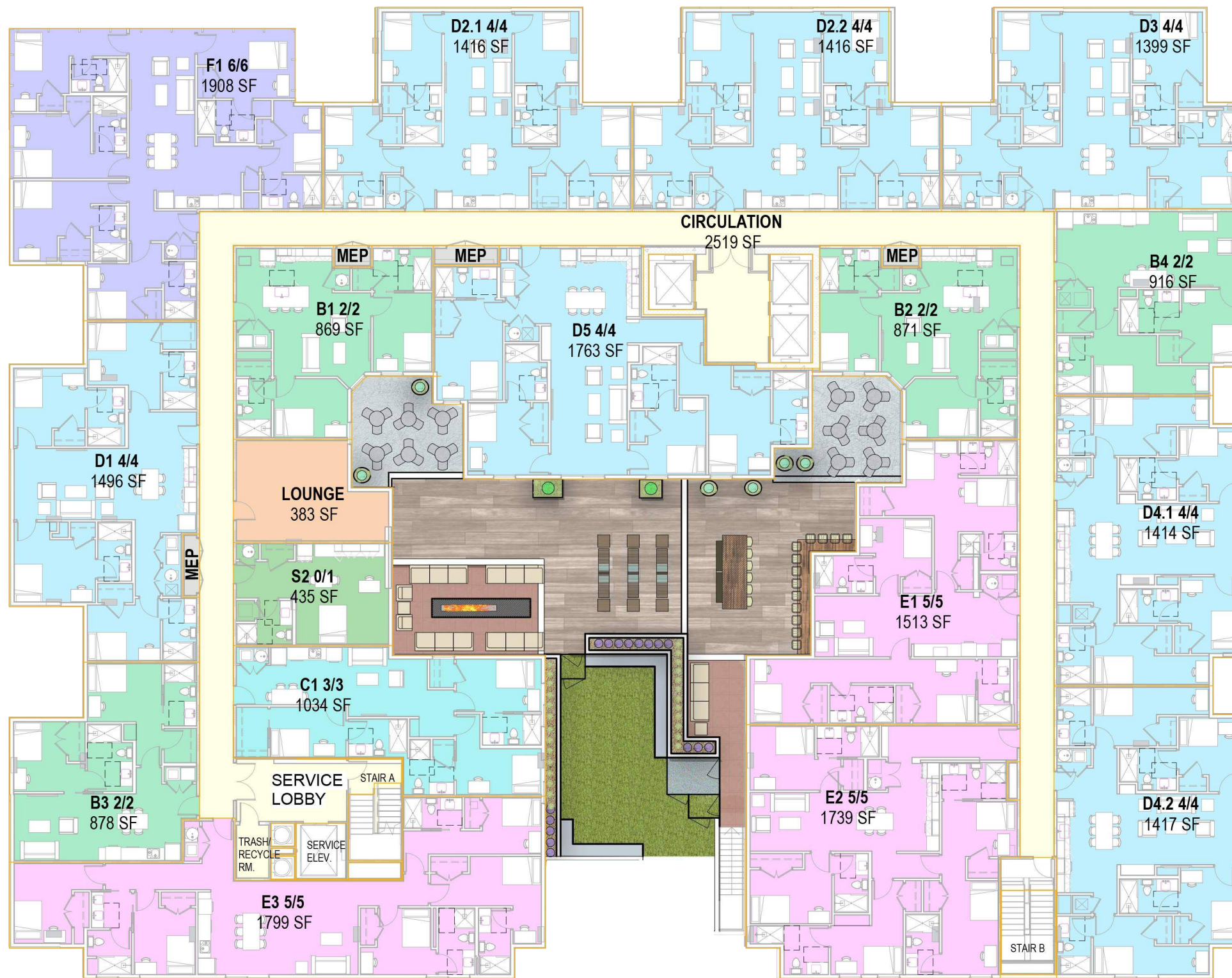






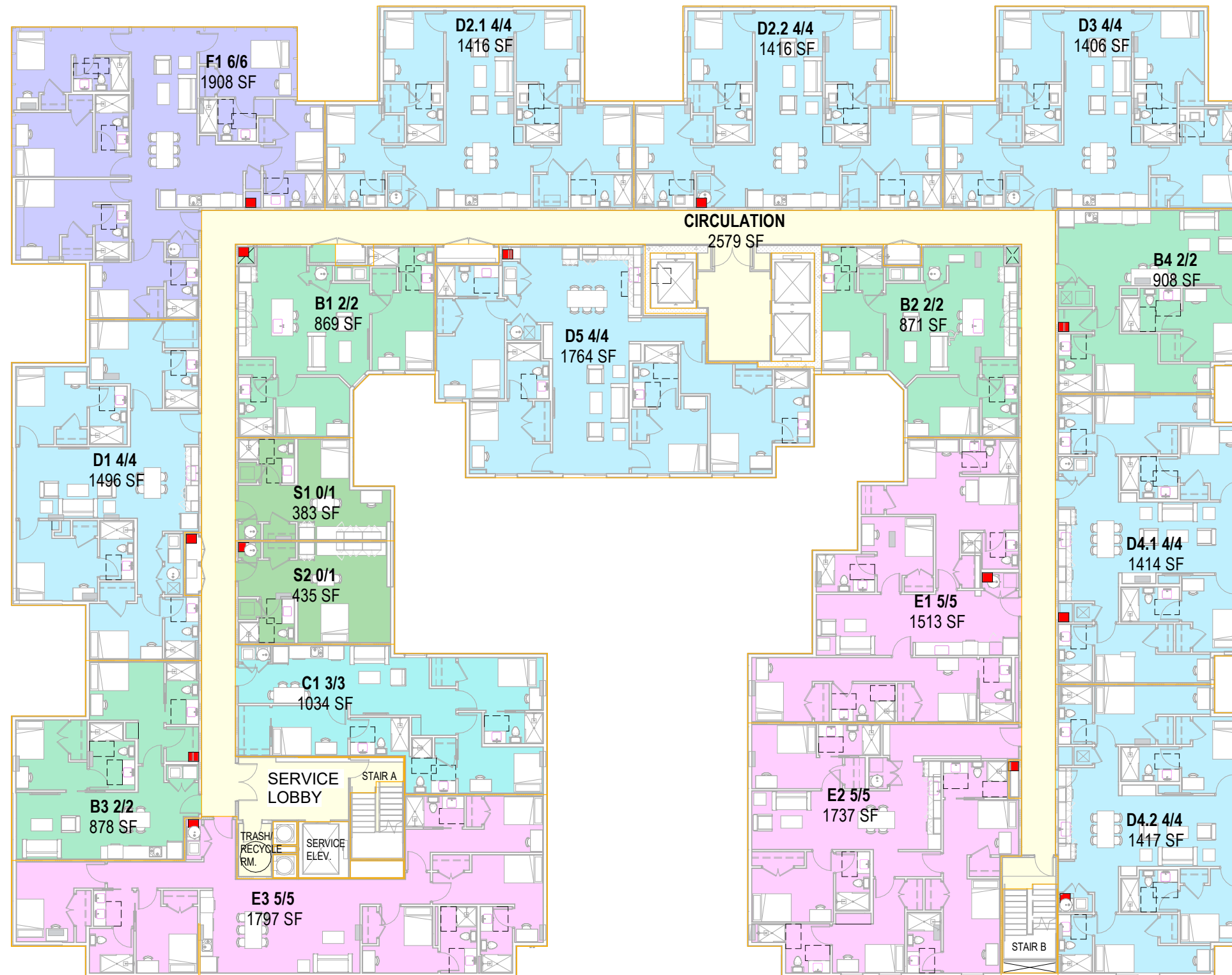
- 4/4
- 5/5
- 6/6





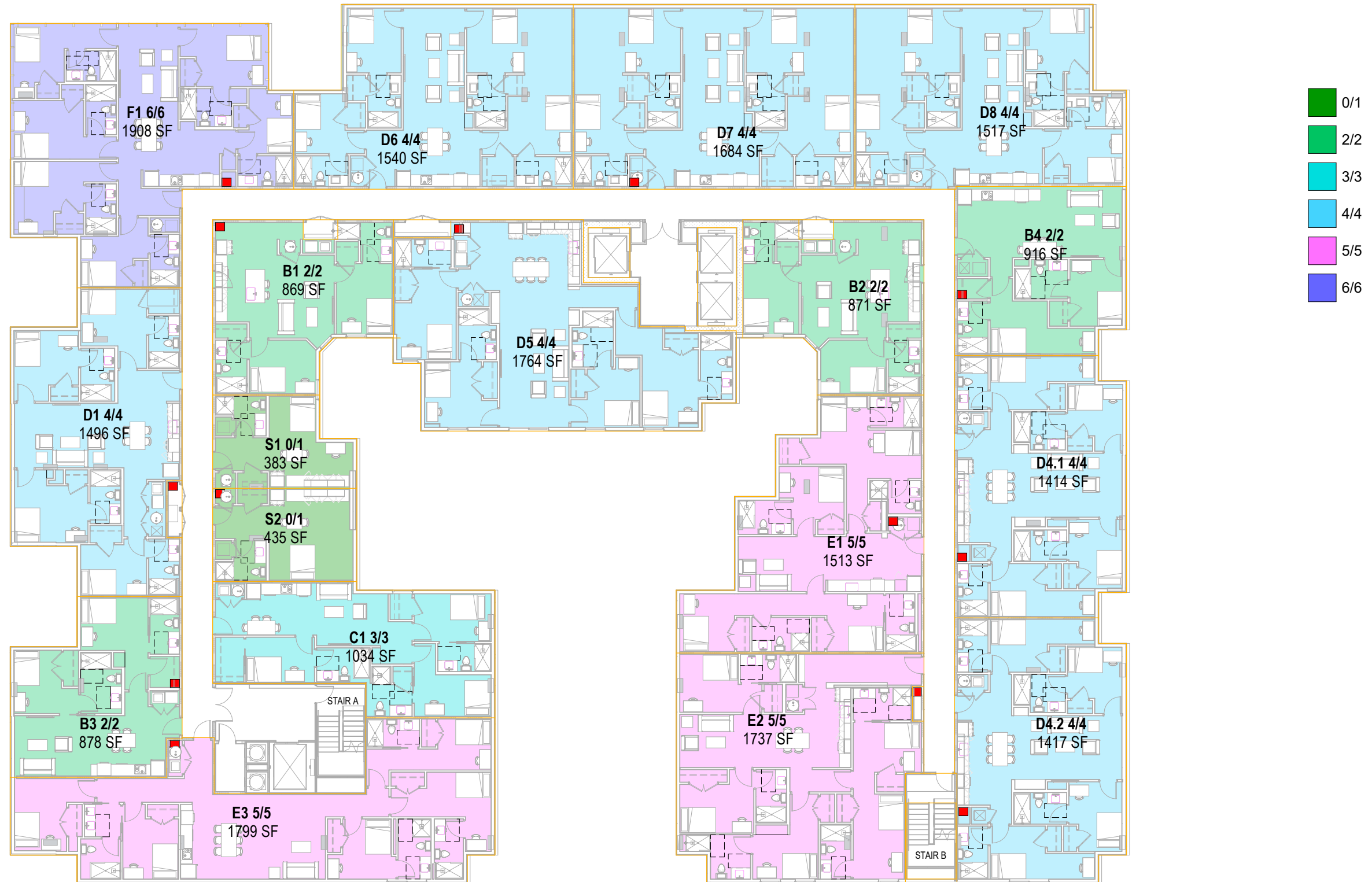
- AMENITIES
- BOH
- 0/1
- 2/2
- 3/3
- 4/4
- 5/5
- RESIDENTIAL
- 6/6

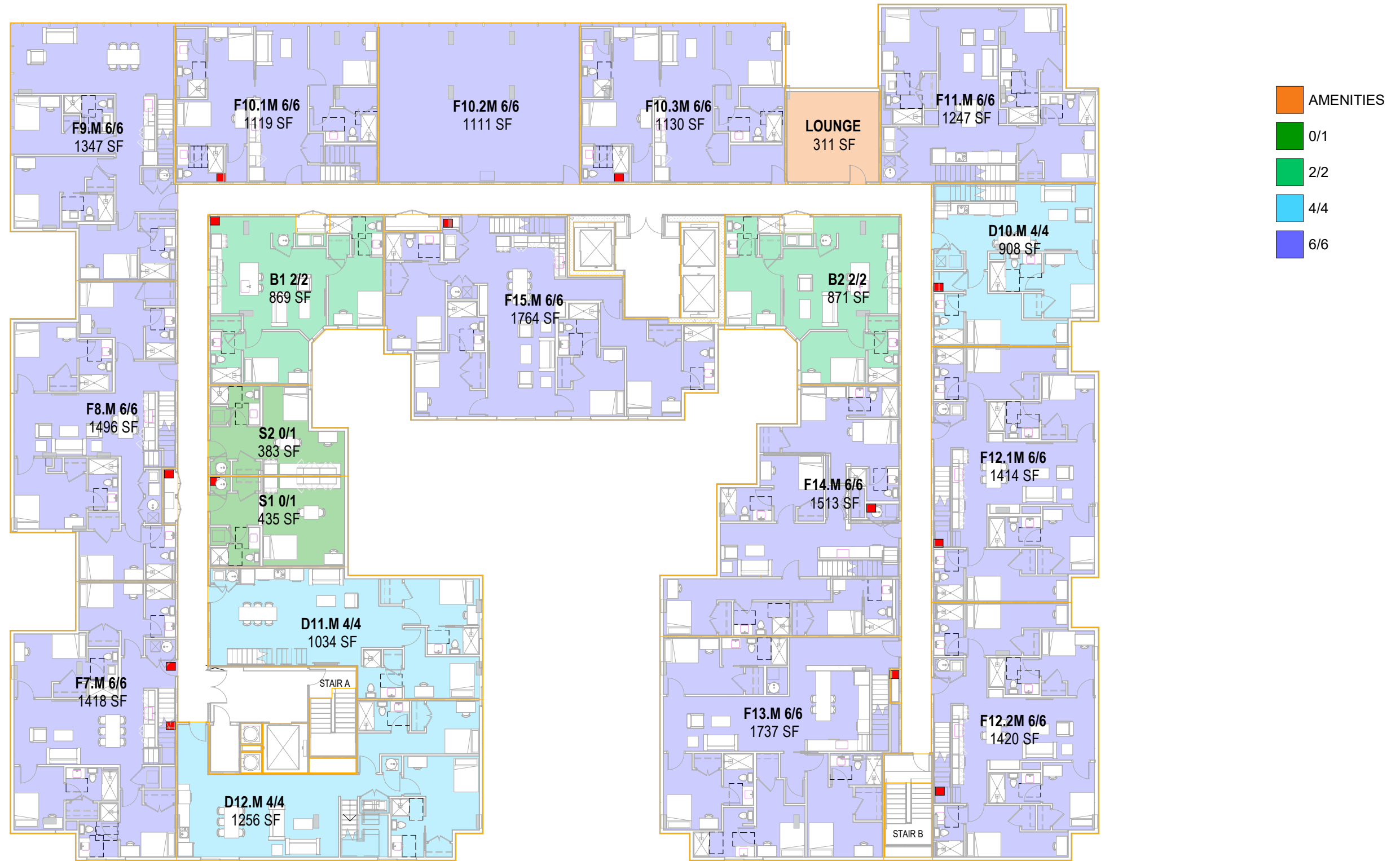


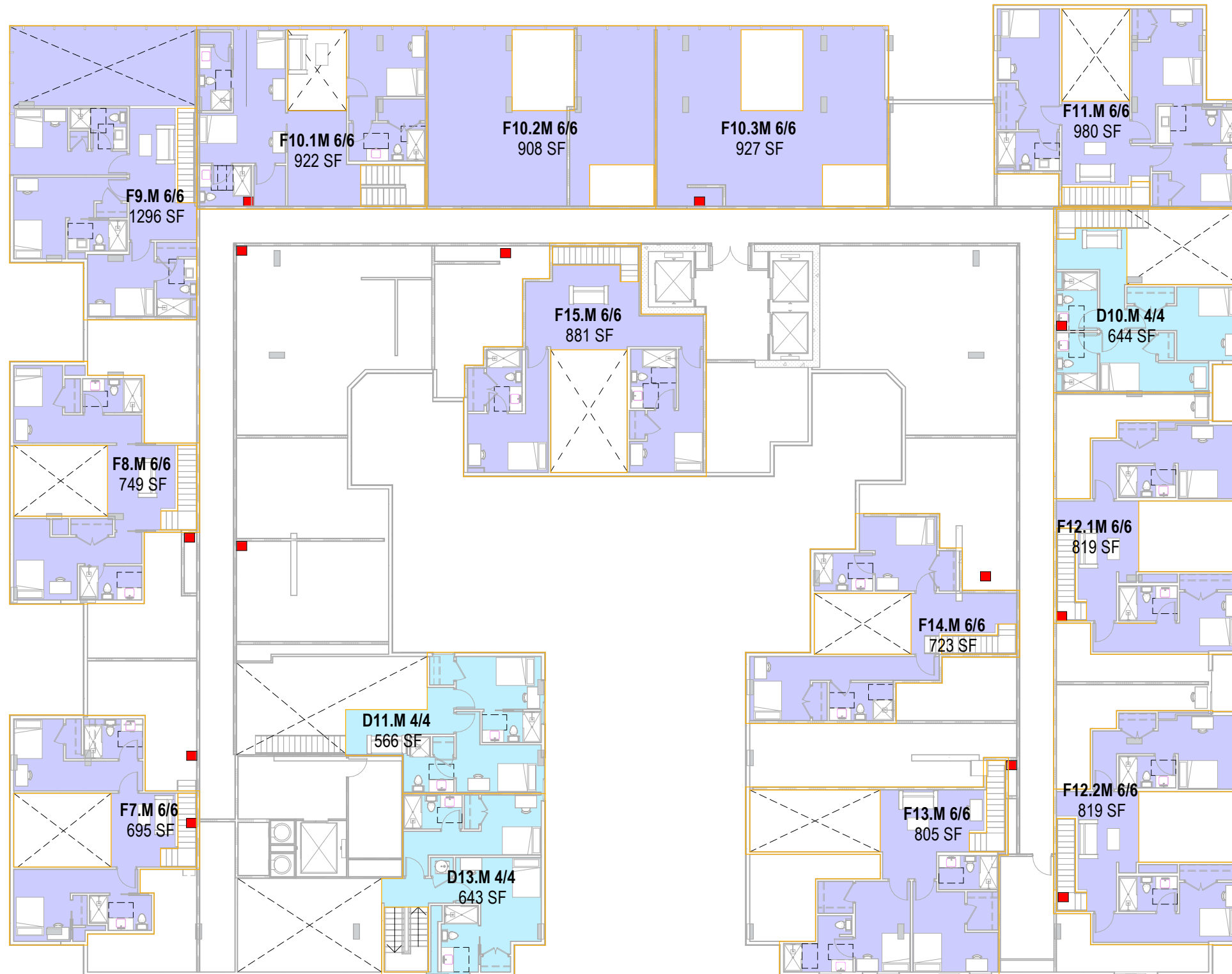


- 0/1
- 2/2
- 3/3
- 4/4
- 5/5
- RESIDENTIAL
- 6/6

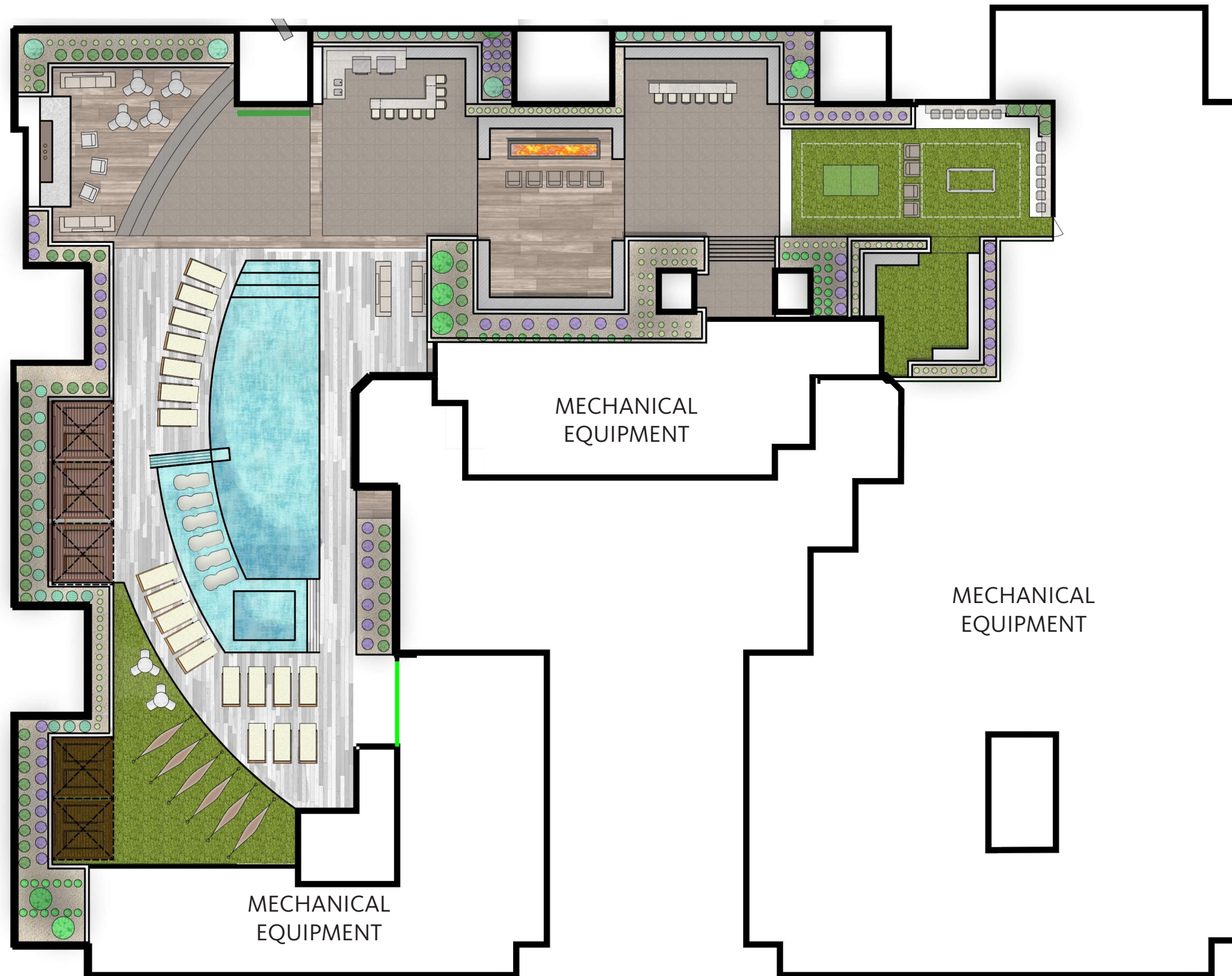


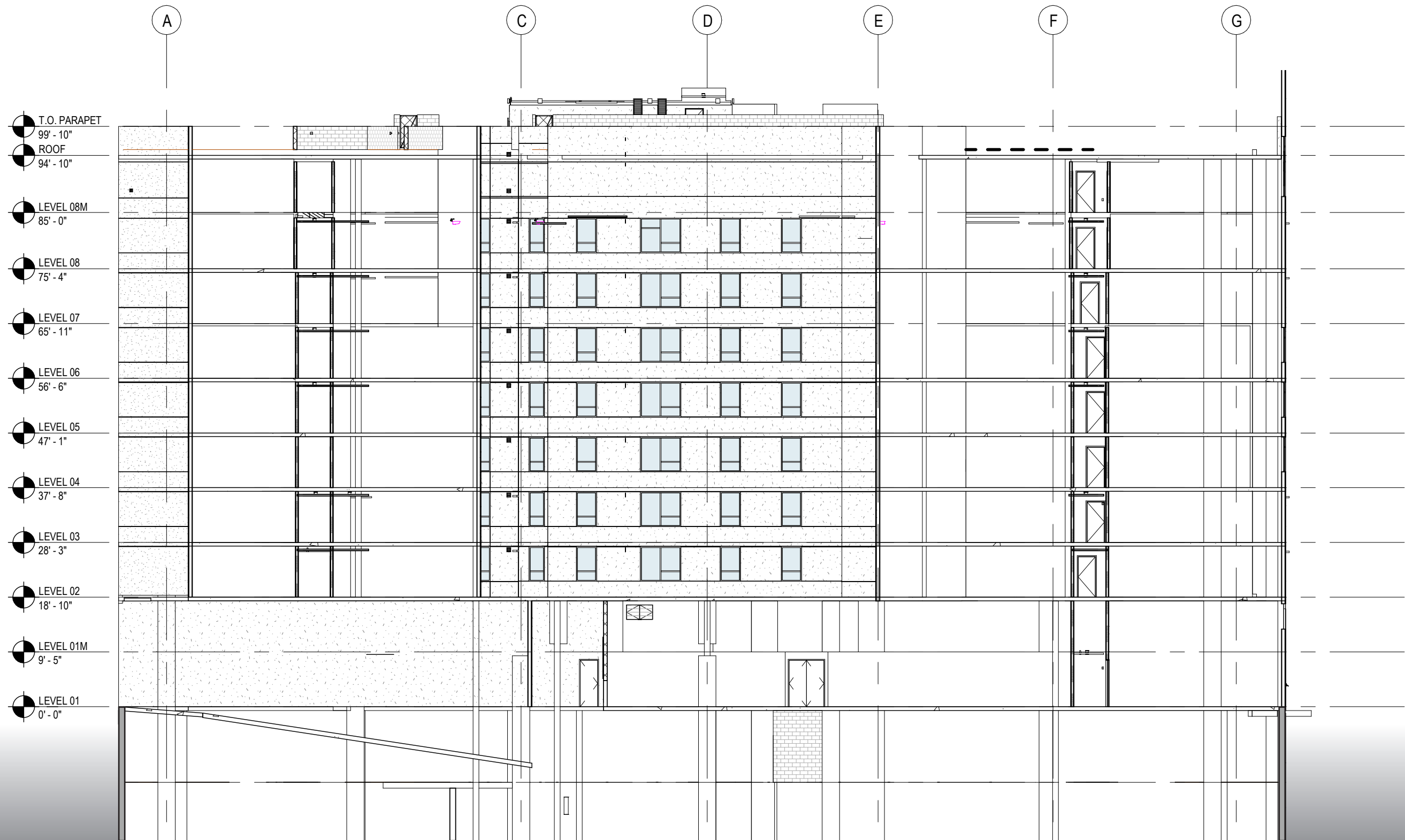






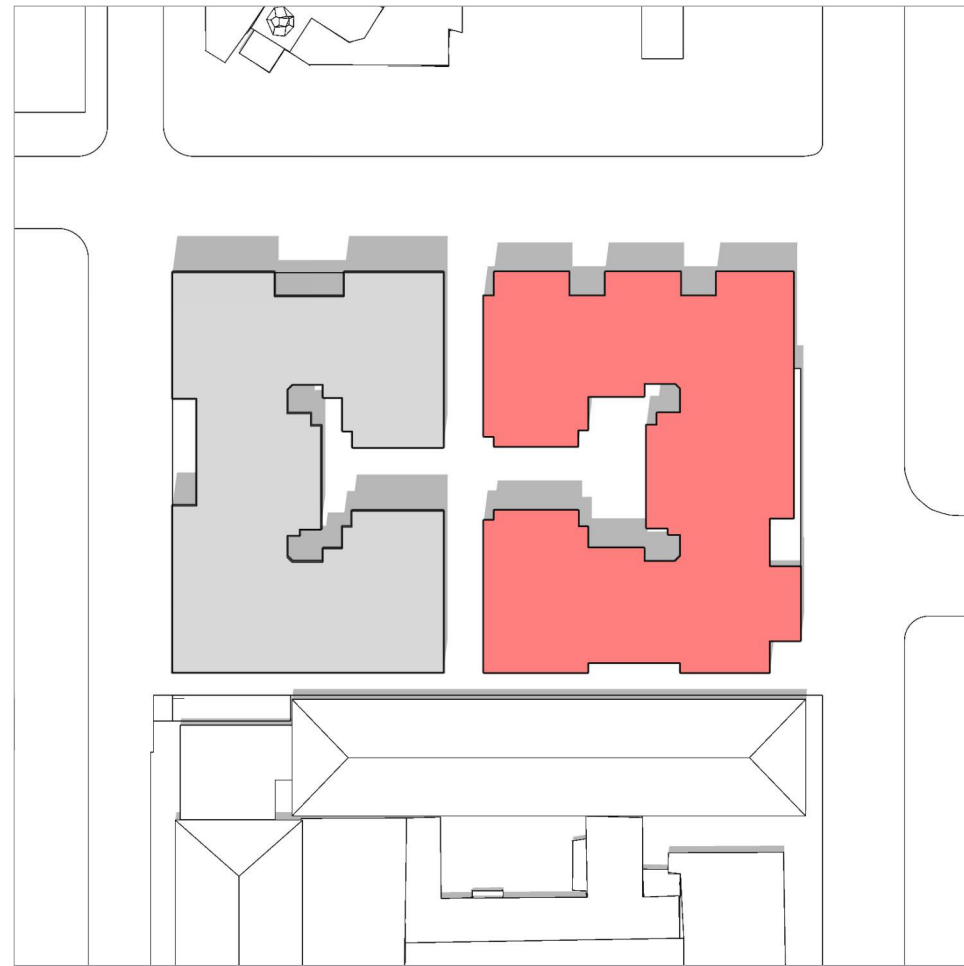








09:30

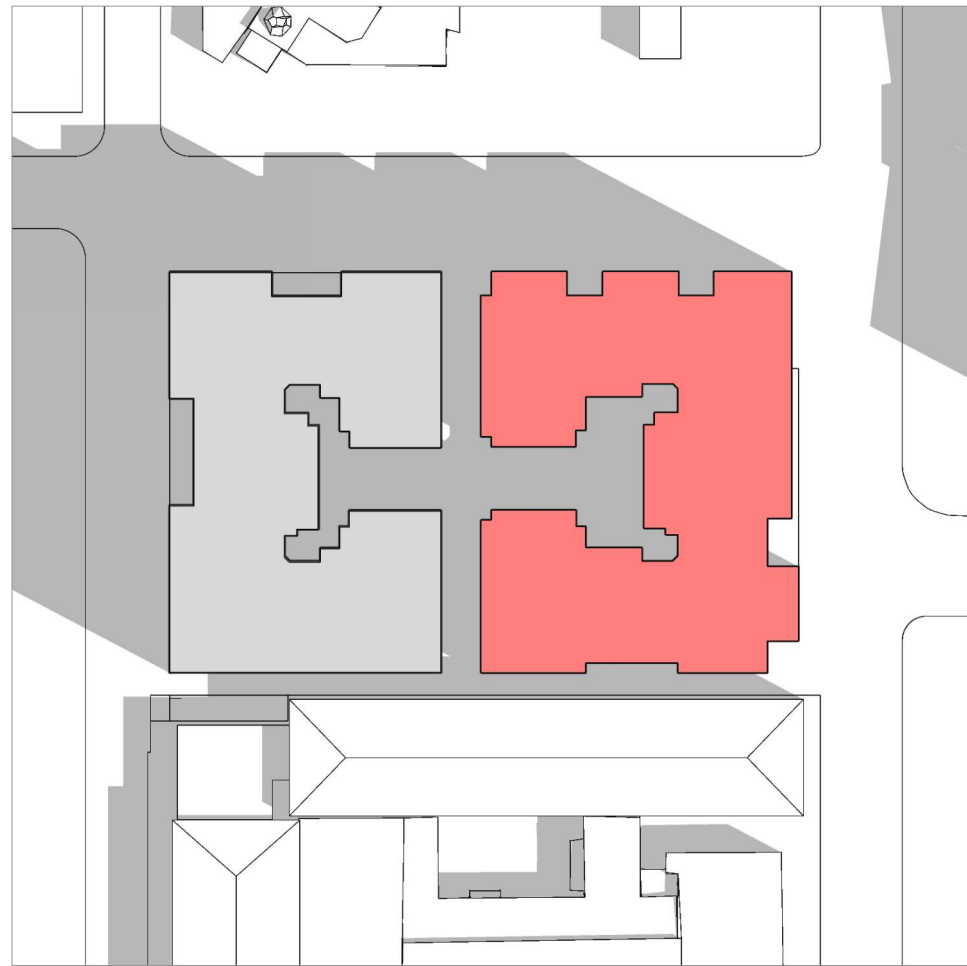


12:30



15:30

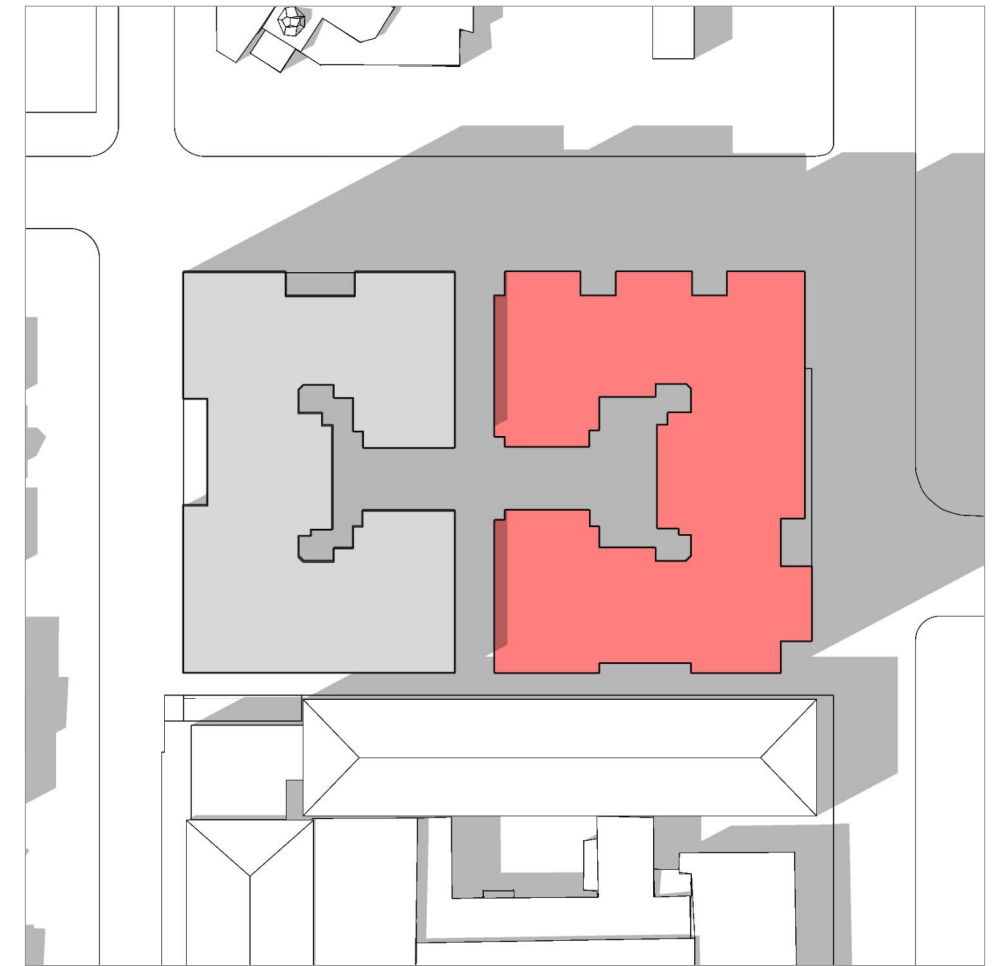




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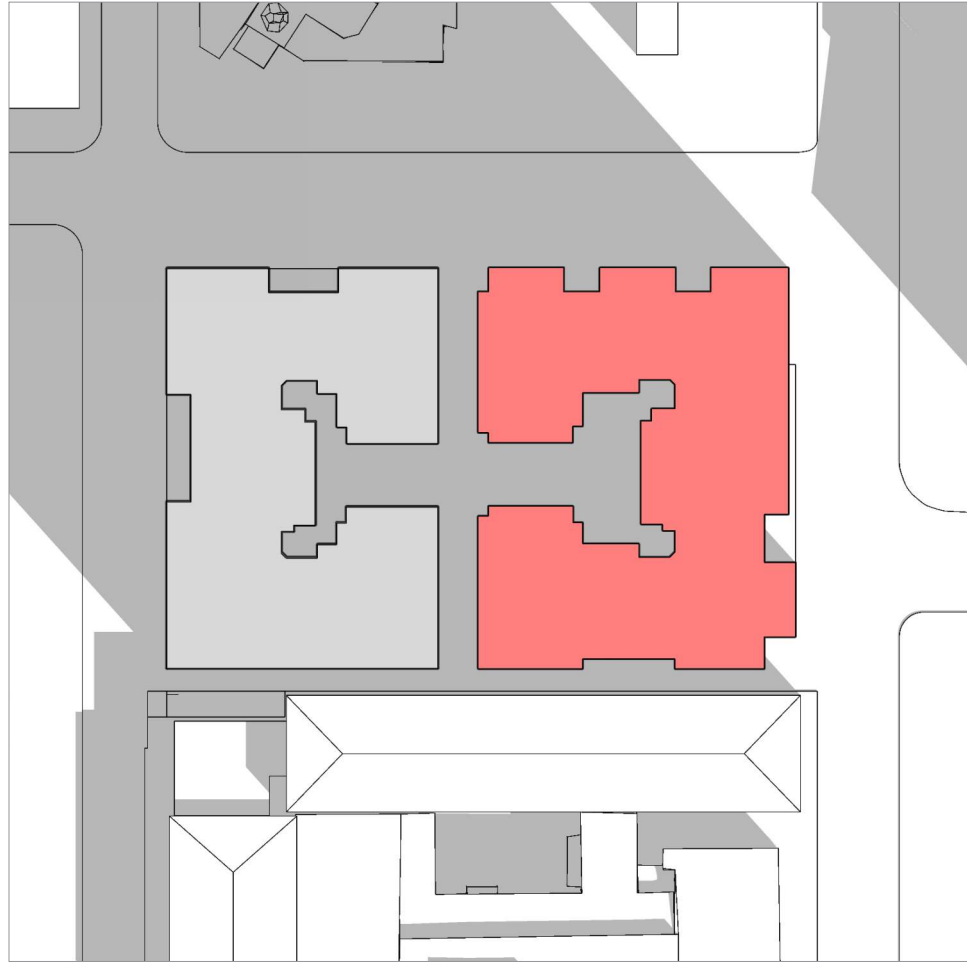


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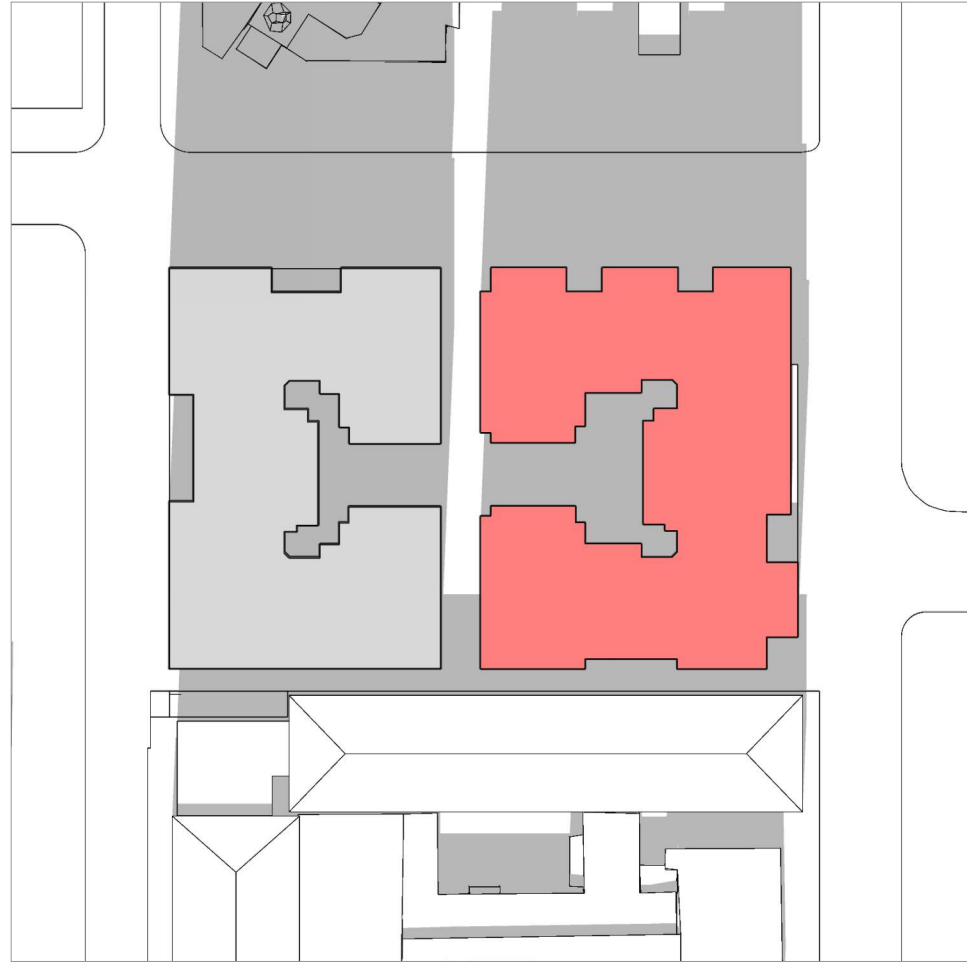


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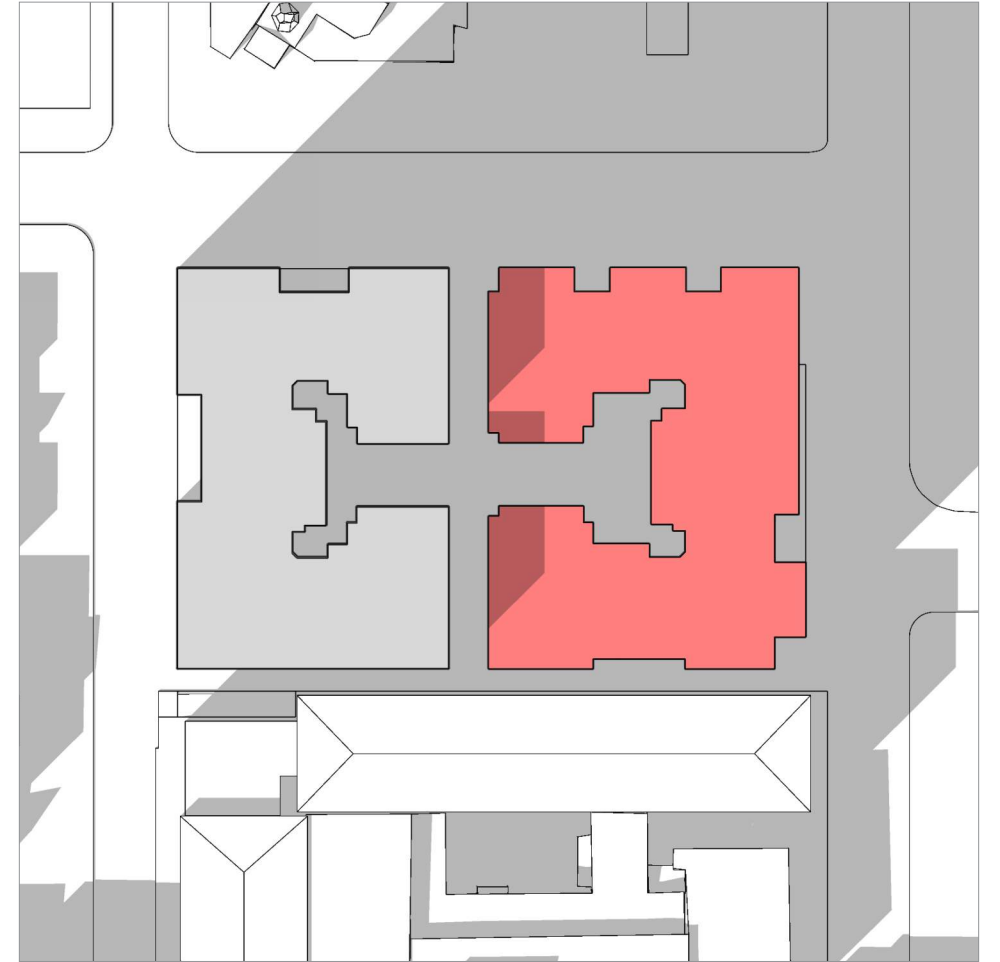




09:30



12:30



15:30



Category	Zoning Code Requirements	Notes	Proposed	Reference
<b>Zoning Code</b>	UDC	Unified Development Code (2013)	-	
<b>Site Information</b>				
National Register HD	No	Outside of West Univ. Natl. Register Hist. Dist. & City HPZ	n/a	
<b>Zoning Classification</b>	<b>C-1</b>	Commercial	-	
Overlay District	MGO	Main Gate Overlay Dist.	To Utilize	
Overlay Sub-area	No	Not in MGO subarea	n/a	
Lot Area GSF	33,177 gsf		-	Assessor's Records
Lot Area Acres	.76 acres		-	Assessor's Records
Permitted Use: Group Dwelling	Yes	Permitted Residential Use.	To Comply	MGO § C-2, Land Uses
Permitted Use: Financial Services	Yes	Permitted Commerce + Drive thru	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>	8 stories.	Cannot exceed 96 ft.	To Comply	MGO § C-3, Fig. 3.
<b>Design Standards</b>				
Historic Preservation	No	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-
Height & Mass Transition	Yes	See MGO for full scope requirements.	To Comply	MGO § C-17.a-e
Special Bulk Reduction Plan	No	Property not in Area 1.	n/a	MGO § D-4.b
Environmentally Conscious Design Practices	Yes	Include 5 or more of 16 concepts – See MGO § C-16 for full list	To Comply	MGO § C-16
<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

Category	Zoning Code Requirements	Notes	Proposed	Reference
<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 sq. ft. per DU	To Comply	25 * 130 = 3,250 sqft. MGO § C-3, Table 1 and § C-10
Retail	Yes	15% of Site Area	To Comply	3,653 * 15% = 548 sqft. MGO § C-3, Table 1 and § C-10
<b>Min. Landscape Area</b>	Yes	At least 25% of ground level open space.		MGO § C-3, Table 1
<b>Vehicle Parking</b>				
Min. parking - Residential	Yes	0.5 spaces per DU	To Comply	130 total DUs & 130 parking spaces (range = 65 to 130 spaces). MGO § C-5.a
Max. parking - Residential	Yes	1 space per DU	To Comply	130 total DUs & 130 parking spaces (range = 65 to 130 spaces). MGO § C-5.a
Min. parking - Retail	Yes	Greater of 2 spaces or 1 space per 2000 sqft GFA		2 spaces required based on 3,653 sqft. MGO § C-5.a
<b>Bicycle Parking</b>				
Short-term, Residential	Yes	Min = greater of .3 spaces/DU, or 3 spaces.		130 * .3 = 39 spaces required, MGO § C-5.b
Long-term, Residential	Yes	Min = greater of .3 spaces/DU, or 3 spaces.		130 * .3 = 39 spaces required, MGO § C-5.b
Short-term, Non-Res.	Yes	Min = greater of 2 spaces or 1 per 5000 sqft. GFA.		2 spaces req. Based on 3,653 sqft, MGO § C-5.b
Long-term, Non-Res.	Yes	Min = greater of 2 spaces or 1 per 12,000 sqft. GFA.		2 spaces req. Based on 3,653 sqft, MGO § C-5.b
<b>Loading</b>				
Off-street Loading Zone	Yes	See MGO for on/off-street loading options.		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

