

Via Electronic Mail Only

January 29, 2020

Ms. Maria Gayosso  
Mr. Nick Ross  
Planning & Development Services  
City of Tucson  
201 N. Stone Ave., 3<sup>rd</sup> Floor  
Tucson, AZ 85701

Re: Aspire 2 (Case No. T19SA00088) – Design Package Change Submittal

Dear Maria and Nick:

Thank you for taking time last Thursday to discuss the Aspire 2 project at 947 N. Park Ave., Case No. T19SA00088 (the “Project”).<sup>1</sup> The Project is being developed by Sterling Tucson 2, LLC (“Sterling”), who obtained the Main Gate Overlay District (“MGO”) Design Package approval on June 20, 2019 (the “Approval”). Since then, Sterling has received development package approval (DP19-0059) and submitted the Project’s construction documents/building plans (“Building Plans”) to the City for review. In creating the Building Plans, Sterling finalized the Project’s interior layout, resulting in minor changes to the exterior design. The enclosed Design Package Change Submission dated January 24, 2020 (the “Change Submission”) details these minor changes. The purpose of this letter is to describe each design change, including why the change has been made. Each change item described below corresponds with the changes highlighted in the Change Submission.

As described below, all the changes were made either to respond to an unforeseen circumstance discovered while finalizing the 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 overall design, 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.

***A. Design Package Changes.***

The Project’s design changes are as follows:

1. **Window Type Changes (Item A):** In limited areas on the Project, the window sizes have been adjusted to align with the interior rooms. At the time of the Approval, the Project’s interior unit layout (i.e., room layout, vents, utilities, etc.) had not been finalized. When the Project’s units were finalized during the Building Plan process, the Sterling adjusted the Project’s exterior window pattern to correspond with the interior room layout. This alignment caused several areas of double windows to be changed to single windows.

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<sup>1</sup> The Project is on Pima County Assessor’s Parcel Nos. 124-04-097D and -098A.

This change occurs in only limited areas on each elevation and does not significantly impact the overall design of the Project.

2. Window Location Adjusted (Item B): The location of several rows of windows has been adjusted to align with the interior room design. As noted above, the interior unit layout occurred after the Approval. The Project's window pattern changed in some areas to align with the interior room layout. The shifting of windows only occurs in limited areas throughout the Project, as shown on the Submission, and does not impact the Project's overall design.
3. Windows Removed (Item C): In limited areas on the Project, windows have been removed to align with the interior room layout. The interior room layout created some areas where exterior windows cannot be placed (e.g., in front of a wall, closet, bathroom or utilities). The areas where windows were removed are:
  - *North Elevation (1<sup>st</sup> St.)*: No windows removed.
  - *East Elevation (Park Ave.)*: No windows removed.
  - *South Elevation (Museum)*: Four windows adjacent to bathrooms were removed on the ground and second floors. This area faces the Arizona History Museum and will not be visible from the public right of way ("ROW").
  - *West Elevation (Alley)*: One row of windows (eight total) was removed due to the stairwell being located in this area, and a single window was also removed from the courtyard area due to the interior layout. The West Elevation changes will have limited visibility because they occur in the alley between Aspire 1 and Aspire 2 ("Alley").

The number of windows removed is almost identical to the number of windows added (See No. 4 below), so the overall glazing on the Project is the same or similar as Approved. Therefore, the removal of windows is a minor change.

4. Window Added (Item D): In limited areas on the Project, windows have been added to align with the interior room layout. These additional windows do not significantly change the look of the Project, and replace most of the windows removed as noted above (No. 3). The new window locations are:
  - *North Elevation (1<sup>st</sup> St.)*: No windows added.
  - *East Elevation (Park Ave.)*: A row of windows (seven total) was added, and some double windows were converted to two single windows.
  - *South Elevation (Museum)*: No windows added.
  - *West Elevation (Alley)*: A window was added to the first and second floor, each.
5. Red Band Location Adjusted (Item E): On the North Elevation only (1<sup>st</sup> St.), the architectural red band ("Red Band") has been moved to align with the floor-to-ceiling windows on that elevation. Sterling made this adjustment so that the Red Band is consistent on both the North and East Elevation and prominently frames the bank of

floor-to-ceiling windows. This is a design improvement intended to consistently frame and accentuate the floor-to-floor glass elements on the North Elevation.

6. Added Mechanical Louvers (Item F): At Approval, the interior back-of-house (i.e., ground-level mechanical/utility spaces) had not been defined. The Building Plans process finalized these mechanical spaces, resulting in the need for several metal louvers/vents (e.g., vent for the Project's emergency generator room). These louvers are a building code/safety requirement. These vents face the Alley and will be painted the same color as the ground-floor stucco, therefore they will have little impact on the Project's overall design.
7. Roof Core & Mechanical Space Updated (Item G): At the time of the Approval, the Project's interior core, elevator shafts and rooftop mechanical areas had not been designed. The Building Plans defined these functional/mechanical spaces, which are only seen from the Project's exterior at the roof level. These changes are a necessary to the functioning of the building and are not visible from the street level surrounding the Project. As these changes have virtually no impact on the exterior appearance of the Project, they are minor changes.
8. Updated Screen & Gate Design (Item H): During the Building Plans process, Sterling designed the utility meter spaces, including placing the water meter at the ground level of the west elevation on the Alley. In addition, Sterling refined the look of the metal security gates that are on the west elevation. Both of these changes are in the Alley and will not be visible from the ROW, therefore they do not significantly change the Project's overall design.
9. Door Type Changed (Item I): At Approval, the interior back-of-house (i.e., ground-level mechanical/utility spaces) had not been defined. The Building Plans process further defined these mechanical spaces, resulting in the need for one Alley-facing door to change from a double door to two single doors. This change occurs in the Alley and is an insignificant change to the Project's overall design.
10. Rendering Adjustment to Show Correct Frame Size (Item J): The white and red architectural bands ("Framing Bands") have been adjusted on the renderings to show the correct size that corresponds with Aspire 1. The Framing Bands on Aspire 1 are eight inches tall, and the intent was for Aspire 2's bands to be the same height. The Approval, however, showed the Framing Bands as 12 inches tall. This Design Submission corrects this height and shows the Framing Bands at eight inches tall. This height provides consistency between both Aspire projects.
11. Modified Area of Metal Cladding (Item K): The area of metal cladding panels ("Cladding Area") has been modified to provide more symmetry between the adjacent stucco panels and windows. The Cladding Areas have been adjusted so that a full row of stucco panels separates the windows from the Framing Bands. This pattern change occurs on the South and North Elevations to make them consistent with the East

Elevation, creating a symmetric window/stucco pattern throughout the Project. This is a design improvement to the Project, creating a uniform alignment of windows throughout.

12. Wall Moved (Item L): On the East Elevation, a portion of the wall on the top two levels was extended to increase the floor-to-ceiling glass area, and to make the inset consistent with the inset above the main residential entrance. This adjustment was done as a design improvement to the Project.
13. Courtyard Parapet Adjusted (Item M): The material of the exterior wall adjacent to the Project's courtyard and facing the Alley has been consolidated into one material. After Approval, Sterling changed the interior courtyard design so that it required a solid wall along the west edge facing the Alley. To accommodate this, the original stucco wall along the Alley has been raised. This extension of an existing material has virtually no impact on the Project's design and will not be visible from the ROW.

### ***B. Conclusion***

The above changes are all insubstantial, and therefore we request the Design Professional recommend, and the Director approve these as minor 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. Do not hesitate to contact me if you need any further information or clarification regarding this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rory Juneman", with a stylized flourish extending to the right.

Rory Juneman, Esq.

Enclosure

cc: Josh Vasbinder  
Lynton Smith  
Kent McClure