



## Editor's Insights

Lucinda Smedley • published in the April 2018 issue

**A**s you can see from this issue focusing on economic development, there is a lot of activity taking place throughout the region. Thanks to the contributors of this issue including Alice Templeton, Peter Dourlein, Joe Snell, Amber Smith, Victor Gonzalez, Elisa Hamblin, Curt Woody, John Moffatt, Larry Lucero and Jennifer Pullen. I'm looking forward to attending the upcoming Wild Ride on April 12, one of MPA's signature events that is actually a walking tour of newly constructed facilities on The University of Arizona campus. One of the facilities which we feature on the cover of this issue is The Bryant Banister Laboratory of Tree-Ring Research building. The Bryant Banister Laboratory of Tree-Ring Research is the world leader in Dendrochronology Research. The new 35,000 square foot building is the centerpiece for the Tree-Ring Lab, housing a myriad of advanced research laboratories, faculty and research offices, and support material processing spaces. A primary function of the building program is the consolidation of a collection of irreplaceable wood samples into an archive in the 21,000-sf renovated building adjacent to the new structure. The building design is an abstraction of the forest structure: a columnar stand of trees with an overstory of filtered shade. Steel columns are randomly clustered and are expressed for their full forty-foot height. The building is permeable on the ground floor, which houses exhibit and outreach space, opening this prized collection to the public, a major goal of the project. This simple steel structure is supported on the trunk like columnar structure, and shaded by a veil of aluminum, shielding the building from the hot desert sun; the existing building will provide a future green roof platform for conferencing and breakout space. The materials chosen for the building envelope are simple, used innovatively, generate significant cost-savings, and require minimal maintenance eliminating costly upkeep.



According to Alice and Peter's cover article, "The UA's current student population of 43,000 could increase to something closer to 55,000 in the next decade increasing the need for responsible infrastructure, facilities and programs that support that growth. Similarly, the UA's research portfolio could increase from the current volume of over \$600,000,000 per year to \$800,000,000 over the next 10 years." This year's event is intended to be a very informative tour.

Mark your calendars for another informative upcoming event: Pima County Real Estate Research Council's **2nd Quarterly Meeting on May 17, from 8–10am**, will feature a presentation of the Multifamily Market Study as well as a moderated panel discussion with multifamily developers, brokers, and property managers. In light of the strong activity and amount of out-of-state investment in the multifamily market, this should be a very educational event. By some indicators, such as the recent sale of the Avilla Marana I & II properties by M3 Multifamily for \$45 million, \$160,000 per unit, the multifamily market may have hit its peak. However, Steve Guggenmos of Freddie Mac

Multifamily stated recently, “As we look to 2018, we expect last year’s positive market performance to continue, with robust economic growth and solid fundamentals creating sustained demand among real estate investors,” he said adding, “2018 will be another excellent year for the multifamily market.”



## Tucson Real Estate + New Development

Subscribe online at  
[www.trendreportaz.com](http://www.trendreportaz.com)

For Quotes on Corporate Subscriptions and Advertising Programs,  
Contact **Lucinda Smedley**  
at 520-603-2175 or [lucinda@trendreportaz.com](mailto:lucinda@trendreportaz.com)