

December 14, 2016 - **REVISION**

**Trinity PAD Summary of Revisions after Zoning Examiner Hearing**

Activity Number: **RZ216-003**

Address: **400 E. University Blvd., Tucson AZ, 85705**

The following is a summary of changes to the PAD (H) after the 12/1/16 Zoning Examiner Hearing:

1. Add Group Dwelling to Excluded Uses Pg. 33, B. Permitted and Excluded Uses, 2. Excluded Land Uses: e. Residential Land Use Group, 1. Group Dwelling.
2. Revised reduced building volume reduction (trade lower density for greater height) from 10% to a range of 20%, Pg. 34, C. Development Standards, 1. Height: The maximum 50 foot building height is allowed only if the design of the project incorporates the following: a. A reduced footprint that reduces overall volume and mass per the original zoning in place on October 1<sup>st</sup>, 2016 by a minimum of 20% (trade lower density for greater height).
3. Additional design and review standards based on the IID and Main Gate District ordinances have been addressed with the addition of Section J. Design Standards. See Attached.
4. Neighborhood concerns regarding traffic, communication, noise, property and parking management issues have been addressed on Pg. 58, K. Neighborhood Coordination. See Attached.
5. Add text to allow for Historic Landmark status for the 1924 church structure to Pg. 42, I. Historic Preservation Zone Standards:

Historic Landmark: The Trinity Presbyterian Church PAD (H) allows for an optional Historic Landmark (HL) zoning district/subarea for the 1924 church structure, a contributing structure to the National Register West University District. This HL District is only effective upon completion of the following:

- The Trinity Church/applicant elects to choose this option and submit a Historic Landmark (HL) State of Arizona Historic Property Inventory form as required to be submitted to the City Historic preservation Office for review and recommendation to the Tucson-Pima County Historical Commission Plans Review Subcommittee to formally consider the proposed Historic Landmark district within the Trinity Presbyterian Church PAD (H)
- The Trinity Church/applicant presents the Historic Landmark district proposal to the West University Historic Zone Advisory Board for review and recommendation
- The Trinity Church/applicant presents the Historic Landmark district proposal to the Tucson-Pima County Historical Commission Plans Review Subcommittee for review and recommendation

- The Planning and Development Services Director upon considering the recommendations of the City of Tucson Historic Preservation Office, the Tucson-Pima County Historical Commission, Plans Review Subcommittee and West University Historic Advisory Board will issue a decision letter that the optional Historic Landmark (HL) zoning district/subarea has met the above requirements and is effective. At that time the Trinity Presbyterian Church PAD (H) will be updated to reflect and identify the Historic Landmark (HL) zoning district option. The HL zoning district/subarea will follow all the Historic Preservation Zone standards as outline in the Trinity Presbyterian Church PAD (H) Part III,I.
6. A note has been added to Pg. 30 &31, Exhibit L, Design Approach to PAD(H), stating that diagrams are “Conceptual and preliminary only”.

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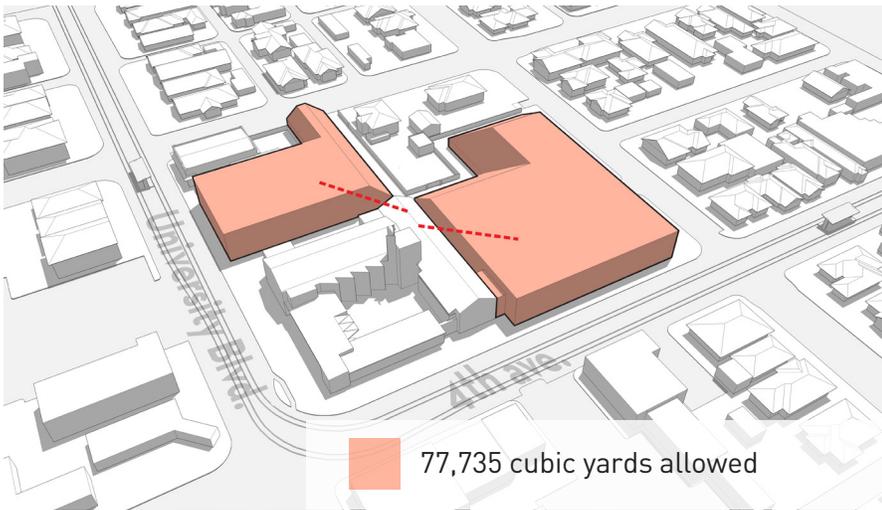
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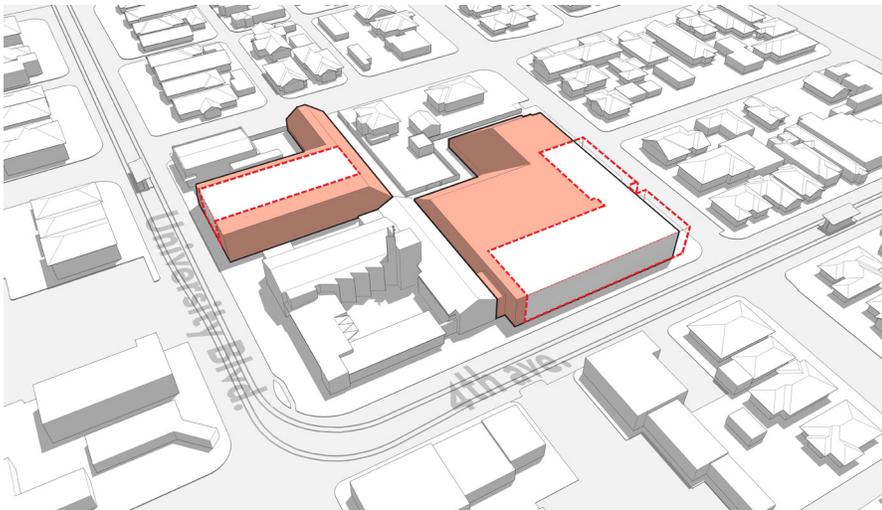
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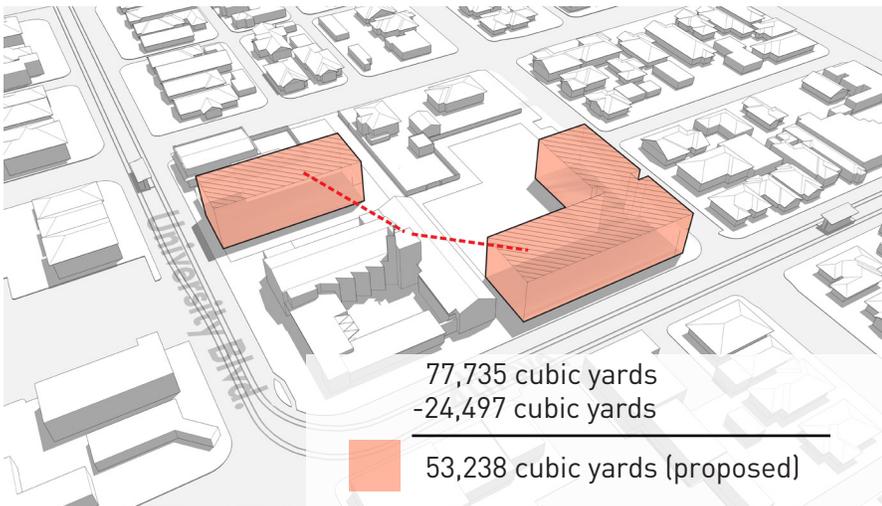
## EXISTING ZONING ENVELOPE

Existing zoning limits the allowable height to the top of the sanctuary but allows an undesirably large footprint and mass. See Exhibit D for heights of existing buildings



## SMALLER FOOTPRINT

Smaller footprints are inserted into much larger zoning envelope



## LOWER DENSITY, GREATER HEIGHT

Cubic volume is reduced and height is under the height of the Donald Hitch Memorial Structure

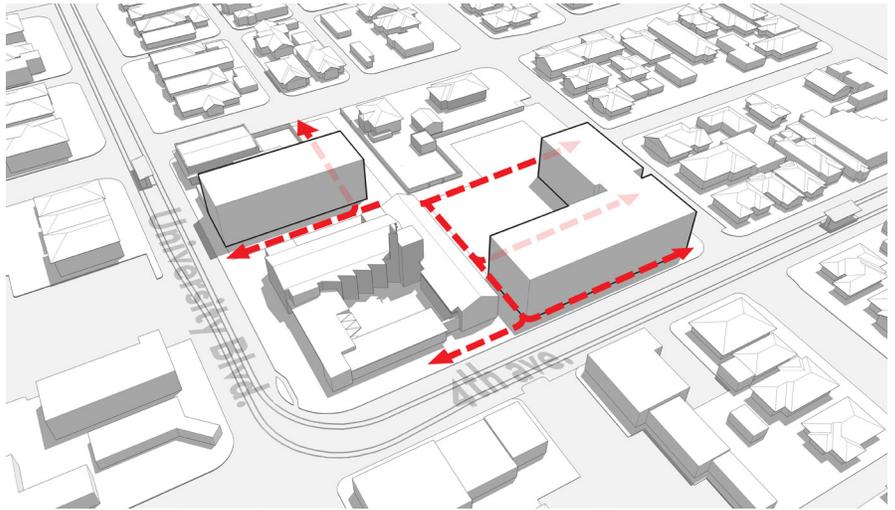
Note: Conceptual design and preliminary volume studies not finalized

# EXHIBIT L DESIGN APPROACH TO PAD(H)

CONCEPTUAL AND PRELIMINARY ONLY

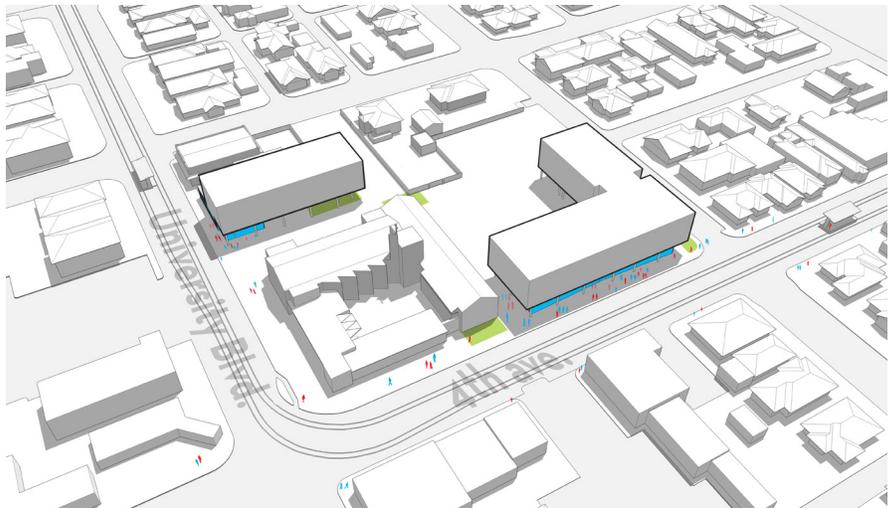
## ACCESS RESTORED

Walkable access is restored around, between and under buildings



## URBAN ACTIVATION

The neighborhood and block is activated with retail use at street level and pocket parks at open areas on-site



## LUSH LANDSCAPE AND ON GRADE PARKING

Lush desert landscape is brought back to the site at grade level in parking areas, at streetscape and edges and at pocket parks. Surface parking for office use during the day leaves parking for retail use during evening hours and church use on weekends



**CONCEPTUAL AND PRELIMINARY ONLY**

**EXHIBIT L  
DESIGN APPROACH TO PAD(H)**

## B. Permitted and Excluded Uses

A Preliminary Site Plan has been provided as Exhibit M: Conceptual Site Plan, which identifies existing and future development within the Trinity PAD(H).

### 1. Permitted Uses

The Trinity PAD(H) shall include all those uses permitted by UDC Section under C-3 zoning, except as noted below.

### 2. Excluded Land Uses shall include:

#### a. Restricted Adult Activities Use Group:

1. Adult Commercial Services
2. Adult Industrial Uses
3. Adult Recreation
4. Adult Retail Trade

#### b. Retail Trade Use Group:

1. Medical Marijuana Designated Caregiver Cultivation Location
2. Medical Marijuana Dispensary
3. Medical Marijuana Dispensary Off-site Cultivation Location
4. Medical Marijuana Qualifying Patient Cultivation location
5. Drug Paraphernalia Store: Drug Paraphernalia Store means any retail store selling paraphernalia commonly related to the use of any drug or narcotic, including, but not limited to, water pipes, pipe screens, hashish pipes, roach clips, coke spoons, bongos, and cigarette rolling paper, except that this term does not include the sale of cigarette rolling paper by a store that also sells loose tobacco or the sale by prescription of implements needed for the use of prescribed drugs or narcotics
6. Gun Shop: Gun Shop means any retail sales business engaged in selling, leasing, purchasing, or lending of guns, firearms, or ammunition.
7. Pawn Shop: Pawn Shop means an establishment primarily engaged in the business of lending money on the deposit or pledge of any article or jewelry, or purchasing any article or jewelry with an expressed or implied agreement or understanding to sell it back at a subsequent time at a stipulated price.
8. Liquor Store: Liquor store means a retail establishment which has fifty (50%) percent or more of the shelving or gross floor area devoted to the public display and sale of alcoholic beverages for off-site consumption.

#### c. Commercial Services Land Use Group:

1. Alcoholic Beverage Bar Only
2. Automotive Major Service and Repair
3. Trade Service and Repair: Major and Minor
4. Non-chartered financial institution: Check Cashing
5. Tattoo Parlor/Body-piercing Studio: Tattoo Parlor means an establishment whose business activity, either in terms of operation or as held out to the public, is the practice of placing designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substance that results in the permanent coloration of the skin, by means of the use of needles or other instruments designed to contact or puncture the skin. Body-piercing Studio means an establishment whose business activity, either in terms of operation or as held out to the public, is the practice of creating an opening in the body of a person for the purpose of inserting jewelry or other decoration, and inserting jewelry or other decoration.

#### d. Civic Land Use Group:

1. Correctional Use: Supervision Facility

#### e. Residential Land Use Group

##### 1. Group Dwelling

### 3. Special Exception Land Uses Permitted following the Unified Development Code, Mayor and Council Special Exception Procedure, Section 3.4.4.

#### a. Group Dwelling

- a. Structured Parking

**C. Development Standards**

The Trinity PAD(H) will be consistent with the plan goals and policies established in the University Area Plan and West University Neighborhood Plan. Development standards will be used to provide compatibility with adjoining zoning districts and transitioning where appropriate to ensure compatibility. The following standards apply to the development of buildings, landscape borders, vehicle use areas and buffering for all permitted uses within the PAD(H).

For the purpose of residential density, setback and buffer requirements and other similar development standards that would otherwise apply to separately owned lots or parcels under the UDC, the PAD(H) shall be considered as a single parcel. Future re-alignment of property lines within the site boundaries can move but will not readjust the buildable area or achievable unit count available by the PAD(H). All new development within the PAD(H) shall conform to applicable building, fire and other life safety standards. These standards will supersede the standards in the Unified Development Code in accordance with Section 3.5.5 Planned Area Development (PAD(H)) Zone of the UDC, except where specific references to such standards are provided in this section of the document.

A conceptual site plan (Exhibit M: Conceptual Site Plan) is provided to illustrate the proposed configuration of uses within the Trinity PAD(H). This plan is provided for conceptual purposes to represent a possible scenario of development under this PAD. Land use and final layout/configuration is subject to change based upon market conditions and demand.

**Table 5. PAD(H) District Development Standards**

Residential Density (maximum)	40 du/acre (maximum 111 dwelling units allowed)
Site Area	0
Lot Coverage	
Residential	None
Non Residential	None
Height	50 ft
Street Setback	0
Perimeter Yard Setback	See Appendix C

1. Height

New construction shall be allowed a maximum height of 50 feet, measured from the finish floor elevation of the proposed new structure and with allowed exceptions per UDC Article 6.4.4.C Height Exceptions and the following additional exceptions below:

- a. Only Guardrails required by IBC 1013.6 Mechanical Equipment and 1013.7 Roof Access shall be allowed to extend above the top of the finished roof deck by a maximum of four feet (4') provided they are setback from the face of the building a minimum of four feet (4').
- b. Roof-top appurtenances are allowed to extend above the top of finished roof deck a maximum of ten feet (10') provided they are setback from the face of the building a minimum of twelve feet (12') at the street side of the building and eight feet (8') from the face of the building at the interior lot side.
- c. Roof-top appurtenances include, but are not limited to: Elevator over-runs, building design and architectural accent features, antennae, mechanical equipment, solar/photovoltaic equipment, and any visual screening structures associated with the above.

The maximum 50 foot building height is allowed only if the design of the project incorporates the following:

- a. A reduced building footprint that reduces overall volume and mass per the original zoning in place on October 1<sup>st</sup>, 2016 by a minimum of ~~10%~~ 20% (trade lower density for greater height).
- b. Sidewalk access located mid-block along 4<sup>th</sup> Avenue, 4<sup>th</sup> Street, and University Blvd. to provide increased permeability through the site.

2. Vehicular Use Areas and Parking

The Trinity site is uniquely located between the University of Arizona and Downtown Tucson with two sides of the site on the Modern Streetcar line. The multi-modal transportation opportunities afforded by the site location include the Modern Streetcar on two sides of the site and 24 bus lines at the Ronstadt Transit Center a half mile away.

## I. Historic Preservation Zone Standards

The purpose of these design standards is to provide protection for the historic resources within the PAD(H) district and to provide for the integration of contemporary building in the historic West University neighborhood. This approach recognizes that historic urban districts are living landscapes that carry many layers of significance, including contemporary architectural layers that need to be harmoniously integrated with existing ones.

The following principals will be used to guide the design and assessment of new development within the PAD(H):

- New development within the PAD(H) should avoid all forms of pseudo-historical design, as they constitute a denial of both the historical and the contemporary alike. One historical view should not supplant others, as history must remain readable, while continuity of culture through quality interventions is the ultimate goal.
- Preservation of historic fabric within the PAD(H) will also involve the design of public space: particular attention is to be paid to functionality, scale, materials, lighting, street furniture, signage, and vegetation. Urban planning infrastructure within the PAD(H) must include all measures to respect the historic fabric, building stock and context, and to mitigate the negative effects of traffic circulation and parking.
- Historic buildings, open spaces and contemporary architecture contribute significantly to the value of the city by branding the city's character.
- Contemporary architecture can be a strong competitive tool for cities as it attracts residents, tourists, and capital.
- Historic and contemporary architecture constitute an asset to the local community, which should serve educational purposes, leisure, tourism, and secure market value of properties.
- Building design should address the Sonoran Desert climate and site orientation to assist in giving form to the placement and realization of structures that are energy efficient and responsive to an urban, desert environment. Design should first incorporate passive approaches to energy and water use before then deploying active systems.
- Design of the project shall provide porosity within the site with multiple passageways for pedestrians and bicyclists.
- Public green space (both on and off site in the right of way) shall be provided with access to the public realm with Streetscape and in the form of pocket parks. Pocket parks shall be inviting with lush desert landscape complete with shade and seating.
- Innovative shared use parking, where possible, shall be employed to allow parking for multiple users that overlap in time of use. i.e. office use during the day and work week, church use on Sundays, and retail use after hours.
- In addition to the applicable Historic Preservation Zone technical standards and design guidelines, compatibility for new construction will be reviewed based on the Secretary of the Interiors Historic Standards for Rehabilitation. The Arizona State Historic Preservation Office will be consulted to make a final determination about compatibility, if necessary.
- Relocation of the contributing historic duplex located within the PAD(H) district shall be subject to UDC Article 5.8.8. Full HPZ Review Procedure.

1. Historic Landmark: The Trinity Presbyterian Church PAD (H) allows for an optional Historic Landmark (HL) zoning district/subarea for the 1924 church structure, a contributing structure to the National Register West University District. This HL District is only effective upon completion of the following:

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## **J. Design Review and Standards**

### **1. Design Review**

Design review shall be conducted by the IID Design Review Committee (DRC) for compliance with the relevant Development Standards in Section 3 of this PAD (H) (including landscape, parking, water harvesting, paving, and hardscape) and additional Trinity Design Guidelines (as provided in PAD(H) Section J. 3) . The Trinity Design Guidelines will be prepared by the development team subsequent to PAD (H) approval and will be submitted to the IID DRC for review and approval.

Proposed new development shall be reviewed as follows:

- a. Proposed new development shall be reviewed for HPZ compliance prior to review by the IID DRC.
  - b. The IID DRC shall review all proposed new development for compliance with the relevant Development Standards in Section 3 of this PAD (H) and the Trinity Design Guidelines.
  - c. The IID DRC will provide a letter of recommendation to the City at time of development package submittal advising whether the design conforms to the relevant sections of the PAD(H) and Trinity Design Guidelines.
- ### **2. Composition of the IID Design Review Committee (IID DRC)**
- a. The IID DRC is composed of any combination of the following members appointed by the City Manager for a four year term:
    1. The City Design Professional
    2. One registered architect
    3. One registered landscape architect
    4. One registered contractor or member of the development community
    5. One member to represent all neighborhood associations within the IID
  - b. The IID DRC may include one or more ad-hoc members from among the following:
    1. FAMA, Fourth Avenue Merchants Association
    2. CAPLA, College of Architecture, Planning + Landscape Architecture
    3. WUNA, West University Neighborhood Association
    4. WUHZAB, West University Historic Zone Advisory Board
  - c. The IID DRCs authority shall include the following:
    1. Review and approve the Trinity Design Guidelines
    2. Review and approve the design for new development within the PAD(H) District consistent with the relevant sections of the PAD(H) and Trinity Design Guidelines
    3. Provide a letter of recommendation to the City at the time of development plan submittal advising whether the design conforms to the PAD(H) and Trinity Design Guidelines
- ### **3. Design Standards**

Guidelines will be developed to meet the following goals:

- To ensure quality of life and economic health in Tucson
- Provide enhanced pedestrian areas wherever possible to improve the safety and comfort of pedestrians and encourage travel by foot
- Minimize vehicle intrusions on pedestrian walkways
- Bicycling shall be promoted by encouraging convenient access to bicycle parking and amenities
- Reduce Heat Island Effect through street trees, landscape, shaded parking and high albedo hardscape paving
- Incorporate, where possible, green infrastructure to include passive rainwater harvesting
- Provide appropriate access in accordance with the Americans with Disabilities Act
- Promote the implementation of Sidewalk Pocket Parks where possible
- Reclaim excess street space for public use where possible
- Promote permeable materials and techniques for hardscape that are resource efficient
- Encourage walking to shops, restaurants, transit, parks, and other destinations to promote daily physical

activity and help decrease chronic diseases such as obesity and heart disease

- Create attractive and safe pedestrian routes from neighborhoods to important cultural and civic institutions, shopping, adjacent neighborhoods and entertainment
- Improve ambient air quality and help to decrease chronic disease such as asthma by providing alternatives to driving alone and by including generous amounts of trees and other plantings
- Create eyes on the street through high levels of pedestrian activity to reduce vagrancy
- Promote high levels of pedestrian activity that encourage social opportunities as well as physical activity, which has been shown to reduce social isolation and associated mental health issues
- Create a favorable microclimate for pedestrians by increasing shade and opportunities for sitting and walking.

a. Design within the Public Realm must demonstrate compliance with the following:

1. Pedestrian-orientation

Projects shall be pedestrian-oriented and comply with all of the following standards:

- New construction shall have architectural elements/details at the first two floor levels;
- Buildings shall provide windows, window displays, or visible activity on the ground floor for at least 50 percent of frontage;
- A single plane of facade shall be no longer than fifty feet without architectural detail;
- Front doors shall be visible or identifiable from the street and visually highlighted by graphics, lighting, or similar features;
- Uses, such as Commercial Services or Retail Trade uses that encourage street level pedestrian activity are preferred on the first floor of a structure of a multistory building;
- Construction and maintenance of sidewalks must be done in compliance with the City's Streetscape Design Policy. Existing sidewalk widths shall be maintained so as to provide effective, accessible, connectivity to adjoining properties. Sidewalks may be widened to accommodate a project's design characteristics. Where no sidewalks exist, sidewalks shall be provided. Outdoor seating and dining areas and landscaping may be located in the sidewalk area where safe and effective sidewalk width around the design feature can be provided.
- In addition, the streetscape should be guided by the following principles:
  - Memorable: Streetscape should be designed to give the city and the West University Neighborhood a recognizable image and provide a means of orientation and understanding of the city.
  - Support diverse public life: Provide opportunities for diverse experiences and encourage people to spend time engaging in social and recreational activities.
  - Vibrant places for commerce: Streetscapes should be designed and managed as attractive and exciting destinations that encourage residents and visitors to walk to and use local shopping areas, rather than to drive to regional shopping centers.
  - Promote human use and comfort: Streetscapes should be designed to prioritize the everyday needs of people and to support human comfort and enjoyment.
  - Promote healthy lifestyles: Streetscapes should promote healthy lifestyles by encouraging walking to daily and occasional destinations, minimizing pedestrian injuries and helping to decrease major chronic diseases related to air quality and pedestrian activity.
  - Safe: Streetscapes should be designed to create a street environment that supports a high level of pedestrian safety and security.
  - Create convenient connections: Streetscapes should be designed to facilitate safe, accessible, and convenient connections among major nodes, hubs, destinations, transit centers, and major land use and activity centers.
  - Ecologically sustainable: Streetscapes should be designed as a green network, enhancing the City's long-term ecological functioning.
  - Accessible: Streetscapes should be designed for ease of use and access to destinations for all populations, particularly those with visual or mobility impairments.

- Attractive, inviting, and well-cared for: Streetscapes should be beautiful, create an engaging visual impression, appeal to senses of sight, smell, and sound, and encourage a sense of ownership and civic pride that is reflected in streets' physical appearance and level of activity.
- b. New building design within the PAD (H) district must demonstrate compliance with the following:
1. Lighting
    - a. Lighting strategies shall minimize glare and light trespass, conserve energy, and promote safety and security.
    - b. All area lights, including streetlights and parking area lights shall be full cut-off fixtures.
    - c. Sources of lighting shall be recessed and shielded so that the bulb itself is concealed from public right-of-way view.
  2. Building Materials and Colors
    - a. 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.
    - b. Building materials should be chosen for integral colors and their visual and physical permanence in the Sonoran Desert.
    - c. Building materials should be selected with the idea of localizing the architectural effect and ambiance in a method coherent with the neighborhood.
    - d. Facades facing public streets or open spaces shall be constructed of high quality materials including the following:
      - Masonry, such as brick, stone, architectural pre-cast concrete, cast stone, prefabricated brick panels, and concrete masonry units.
      - Architectural metals, such as metal panel systems, metal sheets with expressed seams, metal-framing systems, or cut, stamped or cast, ornamental metal panels.
      - Glass and/or glass block.
      - Modular panels, such as cement board systems, EIFS, and stucco, provided that EIFS and stucco shall be limited to less than 25% of the total building facade at the base of the buildings facing public streets.
    - e. Building materials used at the lower floors adjacent to the street frontage should respond to the character of the pedestrian environment through such qualities as scale, texture, color and detail.
    - f. Combinations of materials should reinforce architectural scaling requirements.
    - g. Accent colors should be used consistently throughout the building: in signage, architectural features, lighting, window frames, doors and accent walls.
    - h. Colors and materials that reflect glare should not be used in large quantities.
  3. Architectural Elements and Features
    - a. Architectural elements such as balconies, outdoor stairs, ornaments and surface details, such as screening, cladding and fenestration, shall be used to enhance the architectural style of the building.
    - b. Architectural elements should take into consideration appropriateness of use, scale, proportion, color and texture.
    - c. Architectural details shall be carefully integrated in the concept design of the building.
    - d. There shall be a clear visual distinction between the ground floor and upper floors.
    - e. Arcades, when used, shall be placed predominantly along southern and western facing facades. Arcades may be made from wood, brick, canvas, metal, stone or concrete.
    - f. A single plane of street-facing facade may not exceed 20 feet without architectural detail.
    - g. Areas for outdoor vending and small group gathering are encouraged. The areas should be delineated with hardscape materials, grade change or vegetation.

4. Building Articulation
  - a. Articulate building facades at entrances and between retail spaces to create areas of exterior patio and engagement.
  - b. Public art that is integrated into the design scheme is encouraged. Art must be designed and manufactured locally (e.g. sculpture art).
5. Doors
  - a. Doors at primary pedestrian entrances must be shaded or protected from the weather.
  - b. Doors must be clearly identifiable.
  - c. Doors must be safe, secure, and universally accessible.
  - d. Storefronts shall provide canopies or awnings for shade and color and material variation. Canopies may be used as a design element and may incorporate signage.
  - e. Storefronts shall be integrated with the sidewalk design and treatment.
  - f. Each building shall have a clearly identifiable “front door” area facing each major street fronting the facade.
  - g. Residential Units that have individual access from the street level shall have a residentially-scaled, street-oriented entry for each unit. The entry shall be demarcated by an awning, stoop, or recess.
6. Windows and Glazing
  - a. Glazing shall be low-e and shall allow a visual connection through either side of the window.
  - b. Window size, proportion and pattern should relate to unit types and room layouts, and should be used to reinforce organized patterns of scale and variety within the building facade.
  - c. Mixed-use developments shall utilize a variety of ratios of clear to opaque surfaces (i.e., glass to wall) to reflect the different uses within the building. In general, residential uses should have less glass-to-wall and commercial uses greater glass-to-wall.
7. Building Facades
  - a. The street-facing building facade at the base shall include at least two of the following elements:
    - Trellis or vertical garden element with minimum 50% live vegetation cover.
    - Artwork (e.g. public mural, or custom-designed panel) by a local, Pima County artist.
    - Small retail space (minimum 50 square foot GFA newspaper stand, coffee cart, kiosk, etc.; not vending machines or outdoor merchandise display).
    - Outdoor dining or gathering patio, delineated by a low wall, low fence, planters, slight change in elevation, or other buffer devices.
    - Distinctive architectural lighting element.
    - Shade structure.
    - Changes to building plane such as indentations, textures, or accent materials.
    - Windows that provide a minimum of 75% of visible light to be visible on each side of the window.
    - Window displays or visible activity on the ground floor.

#### **K. Neighborhood Coordination**

Care will be taken to ensure that new development within the Trinity PAD(H) District is compatible with the surrounding neighborhood both in its appearance and its operations. Neighborhood representatives will be involved in establishing Design Standards that will contain architectural and design requirements which must be adhered to for future development and significant modifications to existing structures. Additionally, neighborhood concerns will be addressed per the following:

1. Neighborhood concerns regarding property maintenance, excessive noise, construction activity, unruly behavior, and other public nuisances are addressed by the following Tucson City Codes:

Tucson City Code, Chapter 16 Neighborhood Preservation

Article II. Maintenance Standards

Sec. 16-12, Building and structure exteriors

Article IV. Unlawful Acts

Sec. 16-31, Excessive Noise

Sec. 16-32, Unruly gatherings

Sec. 16-34, Public nuisance

2. Communication: A communication plan will be developed subsequent to the adoption of the PAD(H) and prior to submittal of the Development Plan. Once completed the communication plan will be added as an appendix to the Trinity PAD(H). The communication plan will address the following:
  - a. Construction schedule and notifications
  - b. Construction phase on-site contact information
3. Property Management and Operations: Codes, Covenants and Restrictions will be prepared subsequent to the adoption of the PAD(H) and prior to the submittal of the Development Package. Once completed the CCR's will be added as an appendix to the Trinity PAD(H). The property management and operations plan will address ongoing property management issues including:
  - a. landscape maintenance
  - b. building maintenance
  - c. cross access agreements
  - d. utility easements
  - e. parking control
4. Traffic Mitigation: The Property Owner will work with TDOT and WUNA to address traffic issues related to this development including:
  - a. Cut-through traffic
  - b. Congestion

## **L. Interpretations and Amendments**

### 1. Interpretation

The regulations and guidelines provided within this PAD(H) supersede regulations within the City of Tucson Unified Development Code and Development Standards. If an issue arises regarding definitions, conditions, standards and/or situations not addressed in this PAD(H), those in the UDC, Development Standards or other COT regulations shall prevail, as interpreted by the COT Zoning Administrator.

### 2. Amendments

The Director of the Planning & Development Services Department may administratively approve minor changes, as defined below, to the PAD(H), provided such changes are not in conflict with the overall intent, goals and objectives of the PAD(H) as presented herein.

#### a. Criteria for Minor Amendments

The following shall be considered minor changes that fall within the administrative purview of the Director of Planning & Development Services:

1. Addition of new information to the PAD(H), Site Plan, maps, or text that does not change the effect of any regulation, development standard, or guideline.
2. The addition of permitted uses that may not be specifically listed in Part III.B of this document, but which are determined to be sufficiently similar in type and nature to those listed as permitted.
3. Adjustments to the Development Standards in Part III.C of this document that are not harmful to the interests of the larger community or adjacent neighborhoods, or which are not explicitly stated in the PAD(H), but which are consistent with the guiding goals and objectives of the project and which do not create any public health or safety issues.

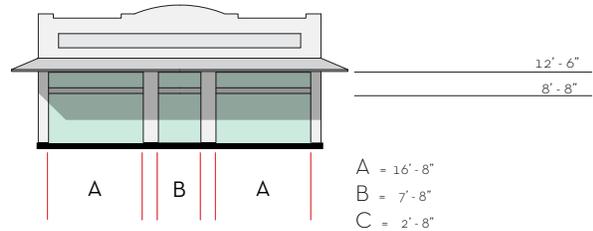
5. Minor Amendments to the Trinity Presbyterian Church PAD(H) that include exterior modifications to any buildings shall be subject to review by the Tucson-Pima County Historic Commission.

b. Criteria for Major Amendments

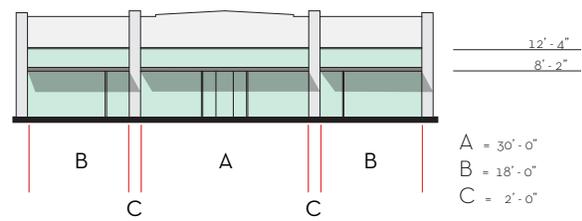
1. Major amendments to the PAD(H) shall be those changes or modifications that materially alter the guiding goals and objectives as presented in the PAD(H). The PDS Director will determine if a proposed amendment would result in a major change per the criteria established in UDC Section 3.5.5.J.2.c. Major amendments to the PAD(H) shall be processed in accordance with UDC Section 3.5.3, Zoning Examiner Legislative Procedure.
2. ~~Any future Historic Landmark (HL) designation of the 1924 Church/Sanctuary structure will be considered a non-substantial change to the PAD(H), and subject to the Trinity Presbyterian Church PAD(H), Part 3, I. Historic Preservation Zone Standards. Prior to Planning and Development Services Director approval the HL designation application is to be reviewed for a recommendation by the City of Tucson Historic Preservation Officer and the Tucson-Pima County Historical Commission, Plans-Review Subcommittee to formally consider the nomination for eligibility.~~



444 E University Boulevard



220 North 4th Avenue



Historic Proportions Define New Design

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