

## 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 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 PDS Director prior to development package approval 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:

- a. New construction shall have architectural elements/details at the first two floor levels;
- b. Buildings shall provide windows, window displays, or visible activity on the ground floor for at least 50 percent of frontage;
- c. A single plane of facade shall be no longer than fifty feet without architectural detail;
- d. Front doors shall be visible or identifiable from the street and visually highlighted by graphics, lighting, or similar features;
- e. 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;
- f. 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.
- g. 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 CC+R'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.

4. Adjustments to any aspect of Section III of this PAD(H) that is required in order to comply with changes in local, state or federal safety and/or health codes
  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 PDSO 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.