

Trinity Mixed Use

Design Standards (Revised Draft, April 7, 2017)

New building design within the Trinity 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.
- d. Site will be in compliance with the dark sky ordinance.

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. and used to reduce the apparent scale of the building.
- b. Building materials should be chosen for integral colors and their visual and physical permanence in the Sonoran Desert.
- c. Facades facing Fourth Avenue and University Blvd. shall be constructed of high quality materials including the following:
 - Masonry, such as brick, stone, cast concrete, cast stone, glass fiber reinforced concrete, terra-cotta cladding, 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, exterior insulation finish systems, and stucco, provided that exterior insulation finish systems and stucco shall be limited to less than 50% of the building facade at the ground floor of the buildings facing public streets. There shall be no limit to the area of exterior insulation finish systems and stucco above the ground floor.
- d. Building materials used at the lower floors adjacent to the street frontage should be durable and respond to the character of the pedestrian environment through such qualities as scale, texture, color and detail.
- e. Accent colors should be used consistently throughout the building: in signage, architectural features, lighting, window frames, doors and accent walls.
- f. 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. A single plane of street-facing facade may not exceed 20 feet without architectural detail.
- f. 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 designed and manufactured locally is encouraged (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. Canopies at storefronts, where provided, may be used as a design element and may incorporate signage.
- e. Storefronts shall be integrated with the sidewalk design and treatment.

6. Windows and Glazing

- a. Glazing shall be low-e and shall provide, where possible, 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

The street-facing building facade at the base shall include at least **two** of the following elements:

- a. Trellis or vertical garden element with minimum 50% live vegetation cover.
- b. Artwork (e.g. public mural, or custom-designed panel).
- c. Outdoor dining or gathering patio, delineated by a low wall, low fence, planters, slight change in elevation, or other buffer devices.
- d. Distinctive architectural lighting element.
- e. Shade structure.
- f. Changes to building plane such as indentations, textures, or accent materials.
- g. Buildings shall provide windows, window displays, or visible activity on the ground floor for at least 50 percent of frontage

8. Streetscape

The streetscape along University Boulevard and Fourth Avenue shall be designed to promote continuity of streetscape design along each of those streets. 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:

- a. **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.
- b. **Support diverse public life:** Provide opportunities for diverse experiences and encourage people to spend time engaging in social and recreational activities.
- c. **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.
- d. **Promote human use and comfort:** Streetscapes should be designed to prioritize the everyday needs of people and to support human comfort and enjoyment.
- e. **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.
- f. **Safe:** Streetscapes should be designed to create a street environment that supports a high level of pedestrian safety and security.
- g. **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.
- h. **Ecologically sustainable:** Streetscapes should be designed as a green network, enhancing the City's long-term ecological functioning.
- i. **Accessible:** Streetscapes should be designed for ease of use and access to destinations for all populations, particularly those with visual or mobility impairments.
- j. **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.

9. Environmentally Conscious Design Practices.

Each Development shall include five or more of the following:

- a. Provide shade for at least 70% of parking areas.
- b. Provide shade for at least 70% of pedestrian areas.
- c. Provide direct access connections from transit stops.
- d. Provide Energy Star or cool roof rated at least 0.65 reflectivity and at least 85% emissivity.
- e. Use LED outdoor lighting of less than or equal to 3600 kelvin to comply with City of Tucson Outdoor Lighting Code.
- f. Provide shade for Short Term Bicycle Parking Facilities.
- g. 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.
- h. Provide solar panels on roof or shade structures.
- i. Provide green roof with at least 4" of growth medium.
- j. Provide porous concrete or permeable paving adjacent to planting areas.
- k. Provide vegetated "greenwalls" (covered by live plant material) or trellises.

- l. Provide low-e glass better than the minimum requirement per the International Energy Conservation Code for all windows.
- m. Adaptive reuse of an existing structure.
- n. Implement Car Share use or incorporate a transit stop on-site
- o. Incorporate innovative design practice such as alternative methods of energy savings or production, reduction in water use, or recycled content site paving materials.
- p. Use reclaimed water from municipal source or harvested from mechanical systems and treated for landscaping.