



THE

# TRINITY

IID Review per Trinity Design Standards

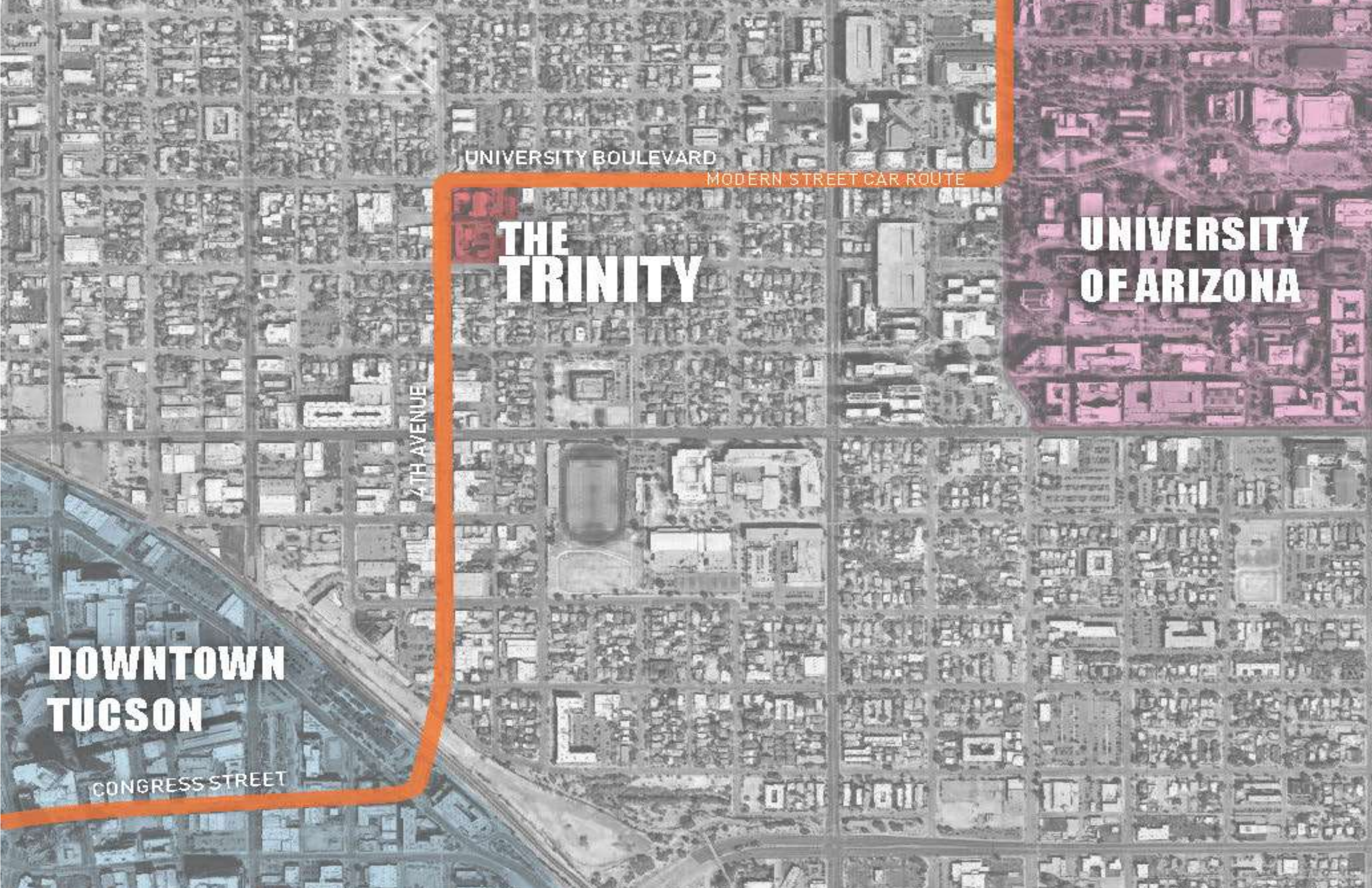
R+R Develop and Bourn Companies

August 16<sup>th</sup>, 2017

# Why are we here?

- We rezoned to a PAD(H) earlier this year.
- Normal process is WUHZAB and TPCHRC PRS review.
  - Both WUHZAB and TPCHRC PRS approved our plan earlier this year.
- The Zoning Examiner asked to have the IID to approve Design Standards we created for the project, and then have the IIDDRC review the plans based on the approved Design Standards.
  - IID approved Trinity Design Standards in May
- This meeting is to approve the design based on the Design Standards we created and you approved in May, per the PAD(H)





UNIVERSITY BOULEVARD

MODERN STREET CAR ROUTE

**THE  
TRINITY**

**UNIVERSITY  
OF ARIZONA**

7TH AVENUE

**DOWNTOWN  
TUCSON**

CONGRESS STREET



# Site Overview

- 2.79 acre site with PAD(H) zoning
- Primary structure built in 1924 with additions in 1937, 1948, 1955 and 1959
- The original 1924 church structure is a contributor to the National Register West University District, all other additions are not within the period of significance for the district (1890-1930) and do not qualify for listing as contributing property. There is a historic duplex on the site as well.



UNIVERSITY BLVD

4TH AVENUE

3RD AVENUE

4TH STREET



AERIAL



EXISTING AERIAL

THE  
**TRINITY**





NEW AERIAL/ SITE PLAN

THE  
**TRINITY**

# Current Plan

## Plan to create two complementary buildings on the site

- Mixed-use residential along 4<sup>th</sup> Ave
  - 7,800 sf ground floor retail
  - 55 market rate residential units
  - On-site paid parking for residents with extra for retail patrons
- Office/retail along University
  - 3,100 sq ft ground floor retail
  - Two floors of 8,500 sf plus 1,000 sf lobby of modern office
  - Surface parking for church, office and retail users





**1<sup>st</sup> century BC + 1992**  
**Roman Temple, Carre' De Art, Nimes France**

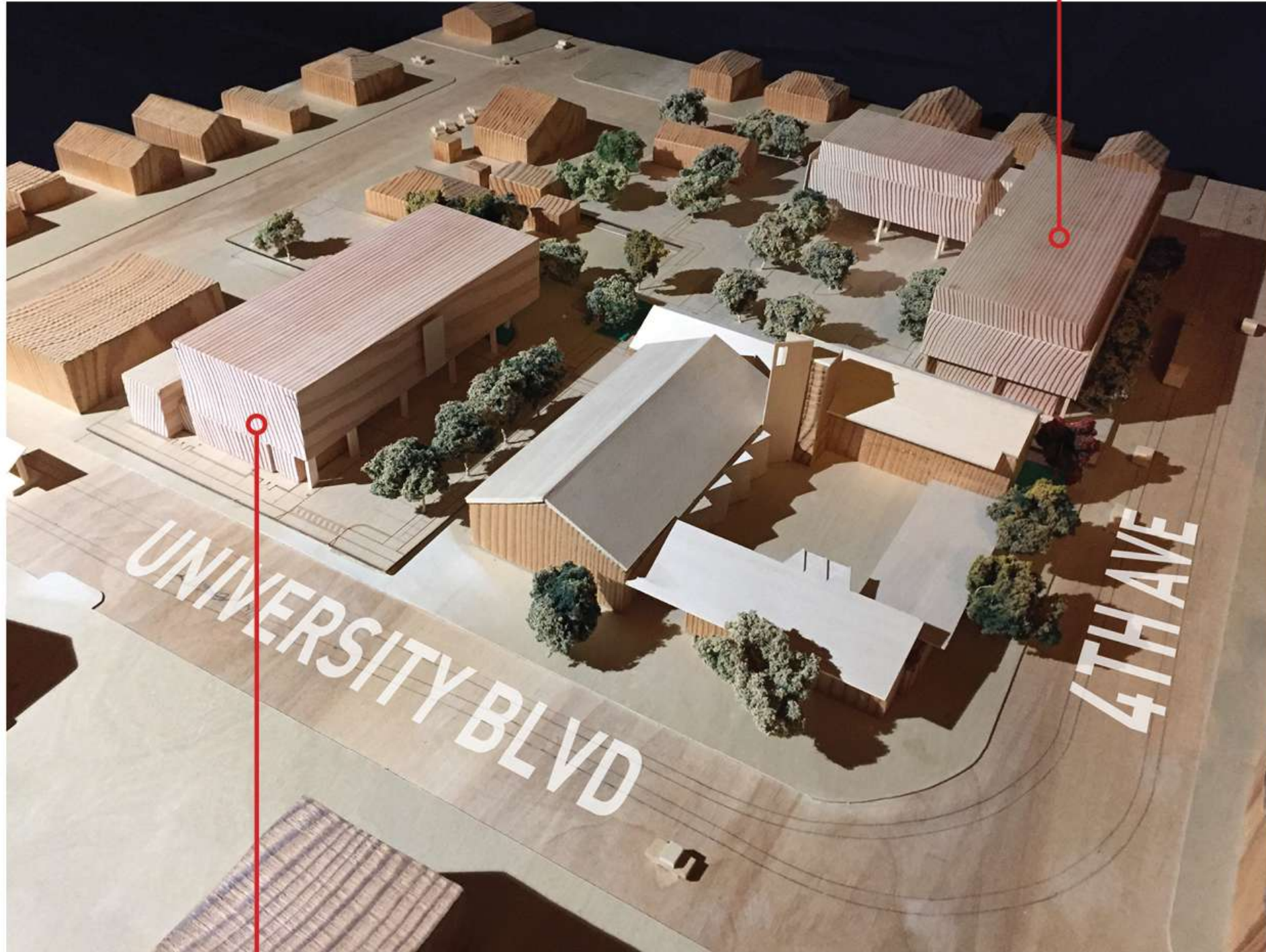




**721 N Fourth Avenue, 1930**



RESIDENTIAL + RETAIL



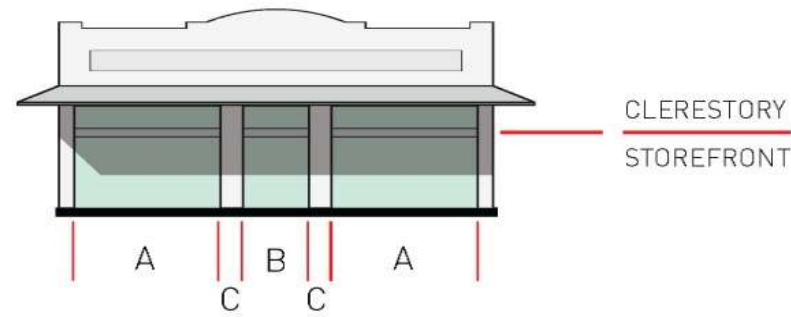
OFFICE + RETAIL



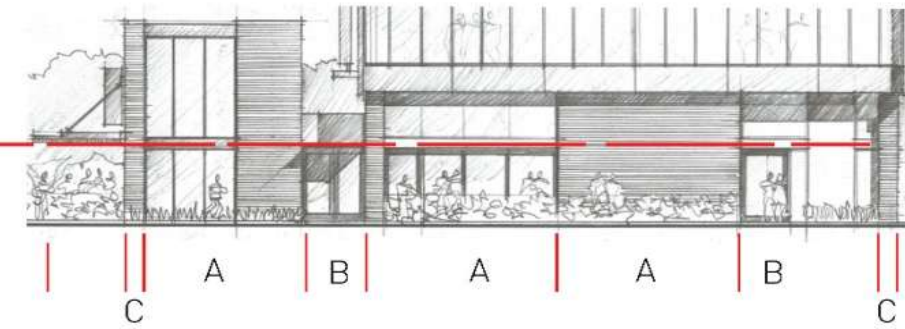
# PRECEDENT EXAMPLES IN SURROUNDING AREA



444 E University Boulevard



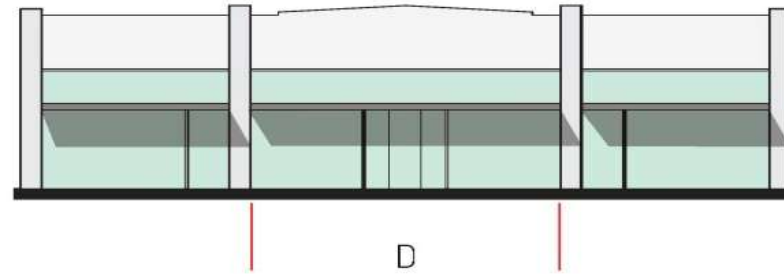
CLERESTORY  
STOREFRONT



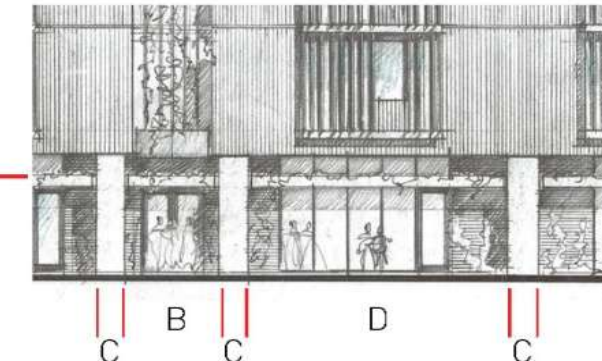
Office - University Boulevard



220 North 4th Avenue



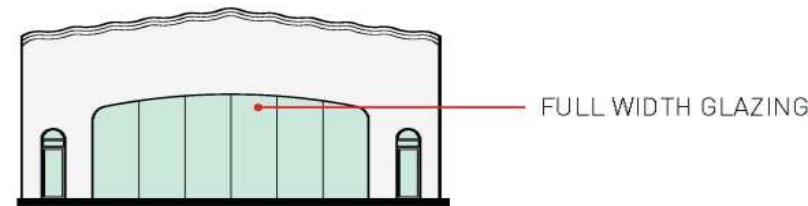
D



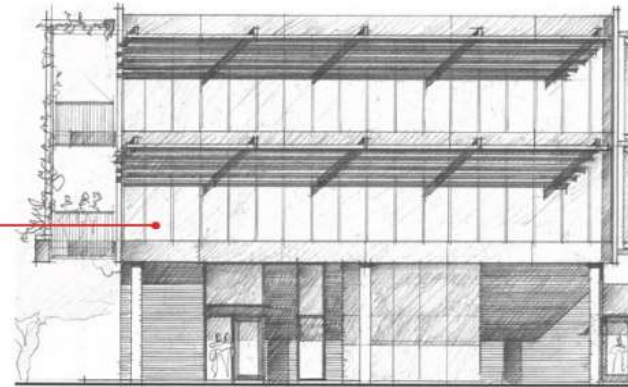
Residential - West Elevation



721 North 4th Avenue



FULL WIDTH GLAZING



Office - South Elevation

## Vertical and Horizontal Proportion

Solid and void of new building elevations are derived from adjacent historic structures in the vertical and horizontal dimension to reflect the DNA (solid/void) of historic commercial buildings along 4th Avenue and University Boulevard.



## PRECEDENT EXAMPLES IN SURROUNDING AREA



720 North 6th Avenue



OFFICE BALCONY



307 East University Boulevard



RESIDENTIAL BALCONY

### **Balcony**

A projected balcony design that is integral to some of the multi-story buildings in the historic district is reinterpreted on the new buildings.



## PRECEDENT EXAMPLES IN SURROUNDING AREA



Santa Rita Hotel 1904, Downtown Tucson



RESIDENTIAL ROOF



703 East University Boulevard



OFFICE PARAPET



444 East University Boulevard

### Roof Overhang and Parapet

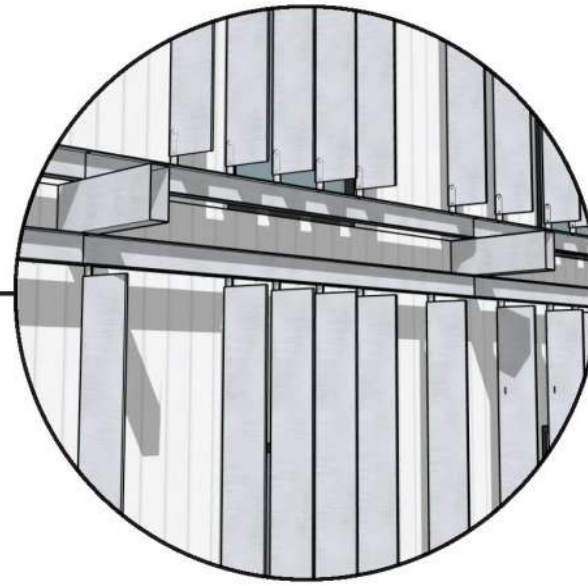
Roof line of the Residential building incorporates an overhang similar to multi-story buildings prevalent from the period of significance of West University. The Retail and Office buildings take a negative approach to the top of building by inseting at the high point of the parapet a similar dimension to the slight overhang cornice detail found on the Time Market and buildings along 4th Avenue.



## PRECEDENT EXAMPLES IN SURROUNDING AREA



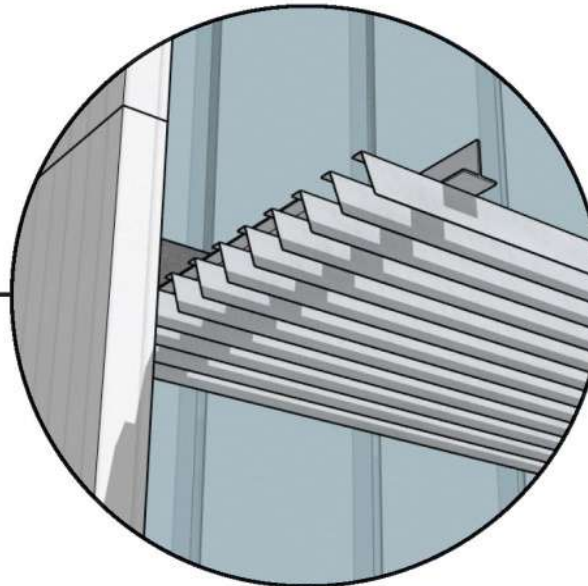
448 East 2nd Street



VERTICAL TRELLIS



503 East University Boulevard



HORIZONTAL TRELLIS

### **Trellis and Rafter Tails**

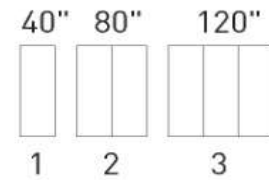
Historic trellis and rafter tails form an overlapping vocabulary of primary and secondary structure to shade and create dynamic shade and shadow. These stylistic cantilevered elements are employed on the new buildings to provide a similar approach to break down the scale of the building while shading glass and outdoor areas. New trellis shade elements are proportioned as a sub-division or multiple of the 40" window width to further continue the context of the historic surroundings and unity of old and new design.



## PRECEDENT EXAMPLES IN SURROUNDING AREA



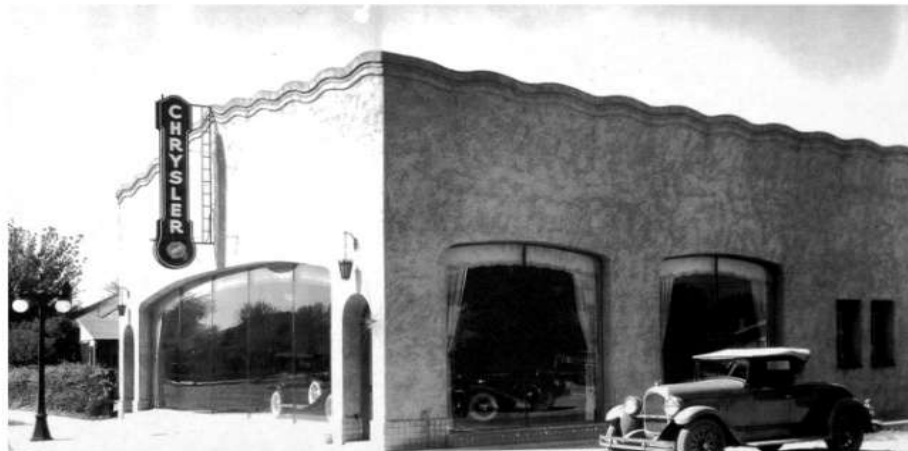
400 East University Boulevard



501 East 6th Street



Partial South Residential Elevation



721 East 4th Avenue



Office North Elevation

### Windows and Doors

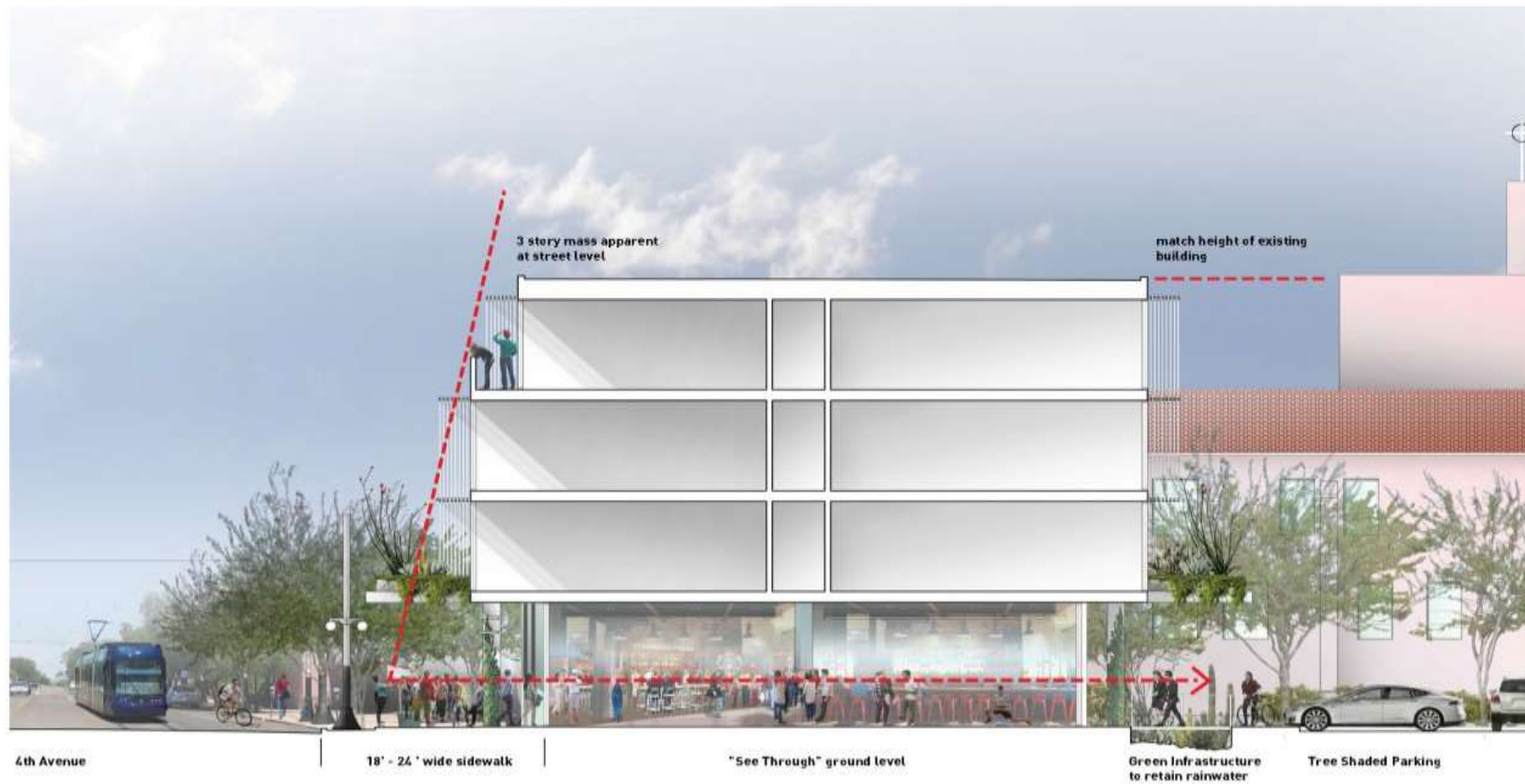
A 40 inch width for glazing and doorways on the residential, retail and office buildings is established to reference window and door widths of the historic Trinity church. This fenestration proportion is ubiquitous in the West University District and is combined to create larger widths where necessary similar to the windows on the historic Roskrige School. The office building takes this approach a step further by continuing the 40 inch glass proportion across the entire north and south facade. This approach, albeit more modern, references the large expanse of glass found on the original facade of the 1930 Chrysler dealership building directly across the street on 4th Avenue from the Trinity site.



## PRECEDENT EXAMPLES IN SURROUNDING AREA



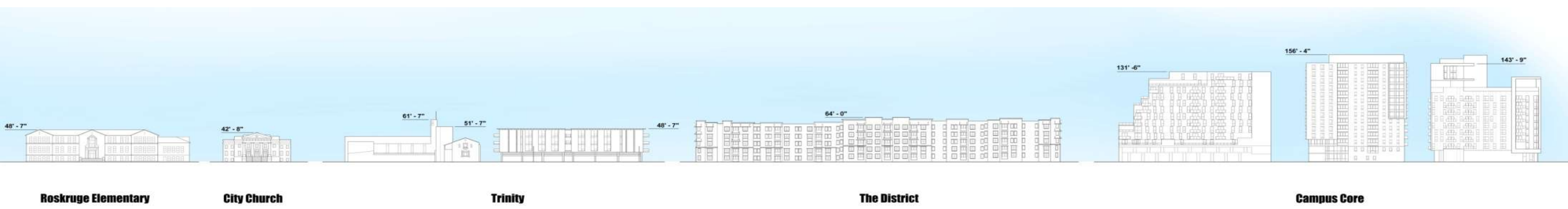
435, 441, 445 East University Boulevard



### Projections and Recessions

Glass line at retail pulls back from the street along 4th Avenue, 4th Street and University Boulevard to provide shade and mass reduction while acknowledging the inset porch of the bungalow residences that surround the site.





**Roskrige Elementary**

**City Church**

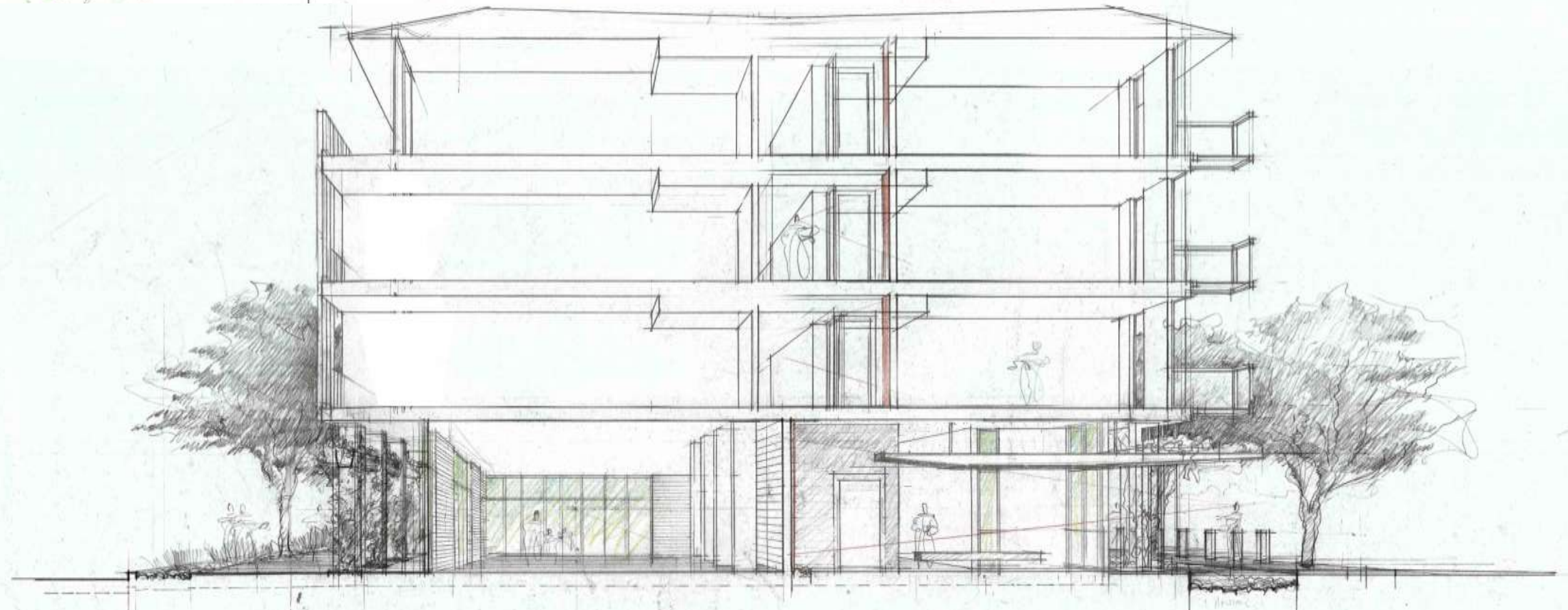
**Trinity**

**The District**

**Campus Core**

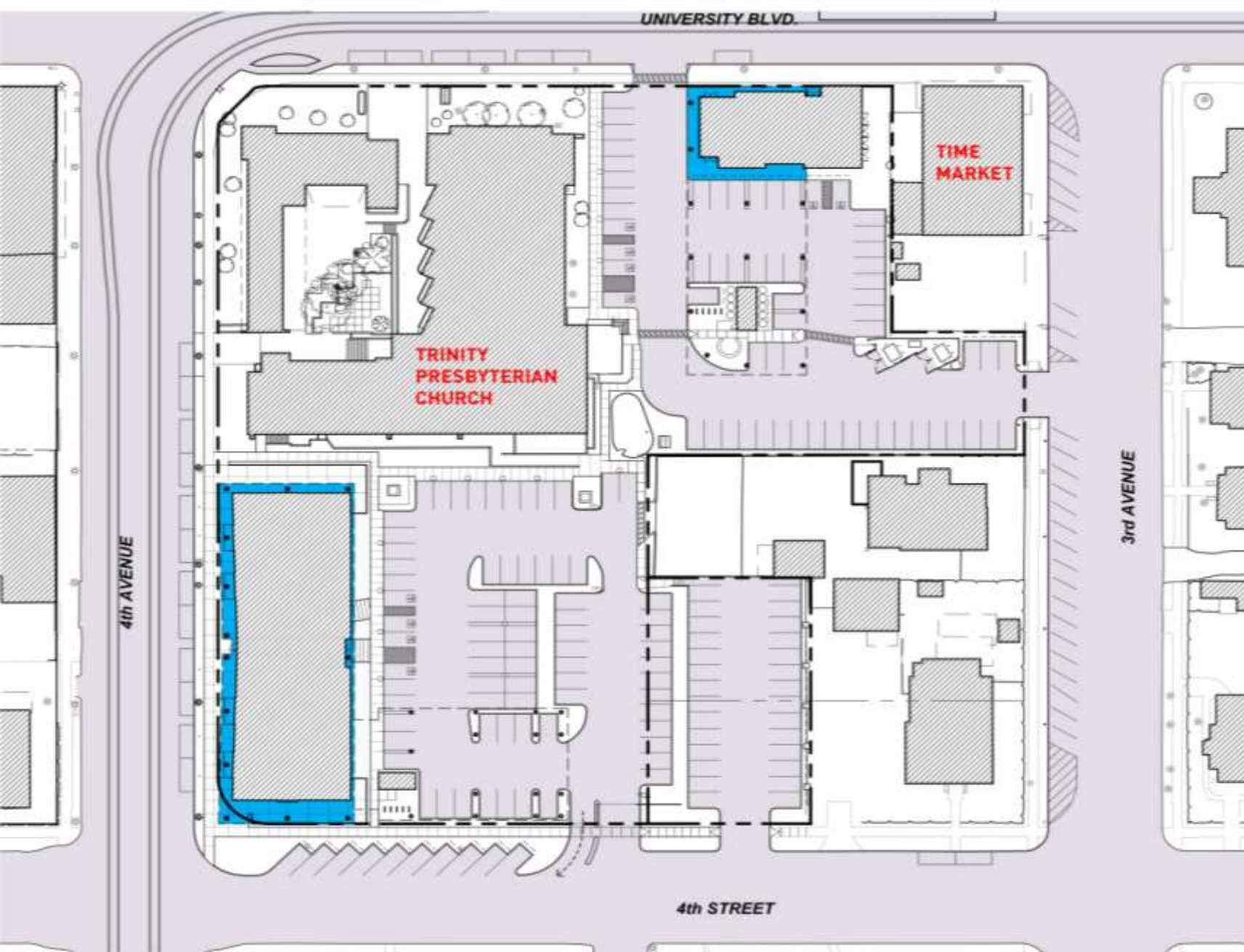
# comparative building massing





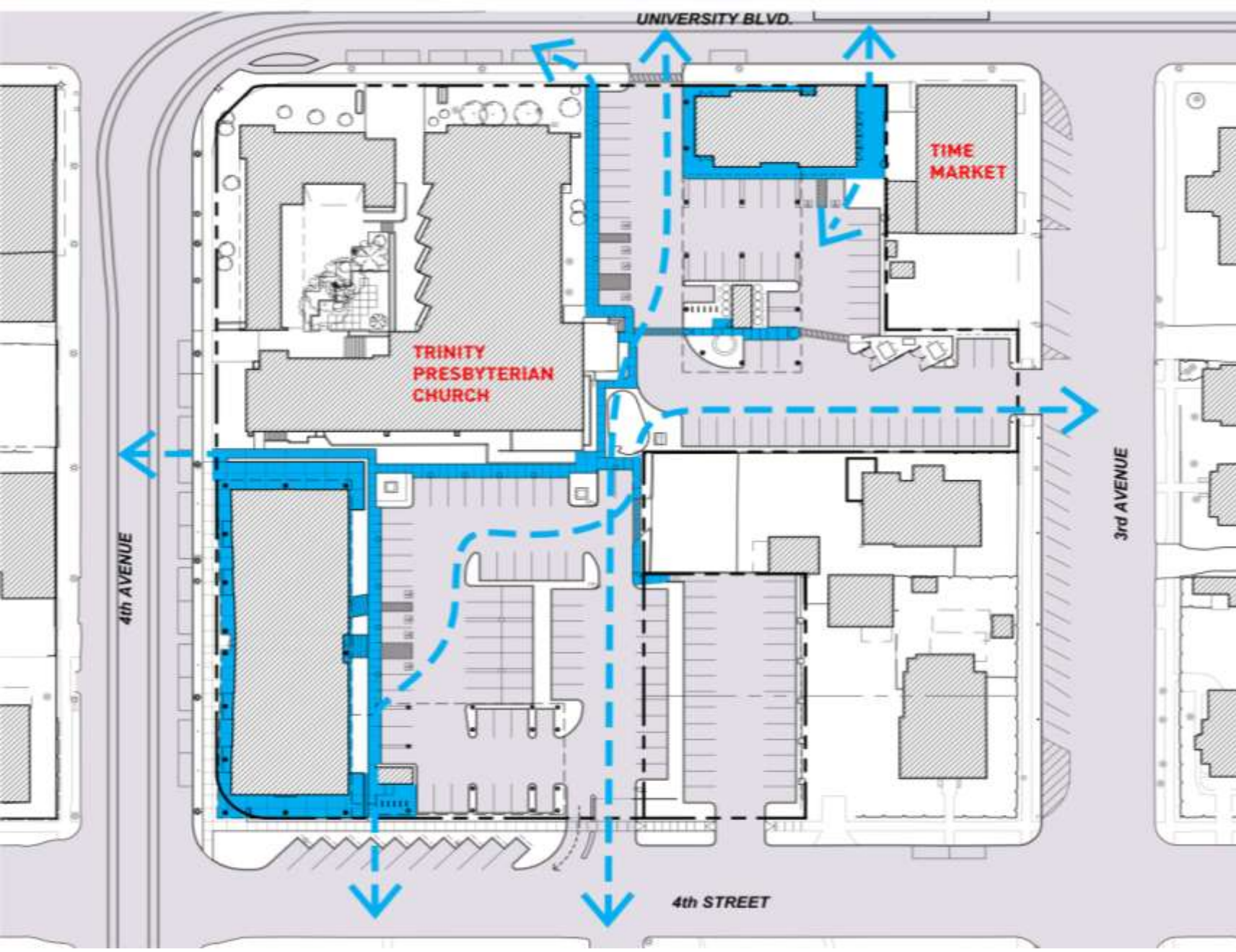
in-between spaces + insets for pedestrians





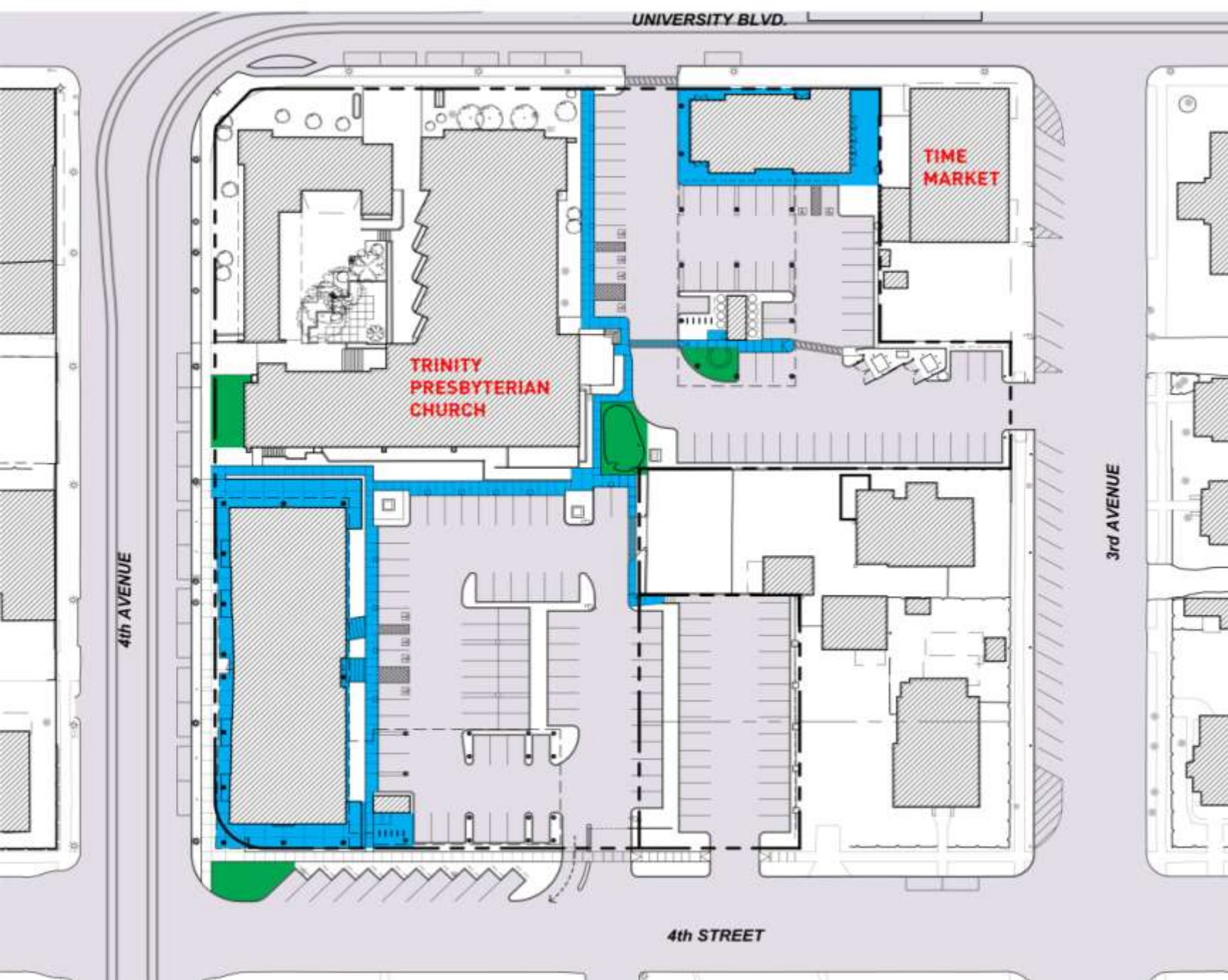
**indent at street edge**





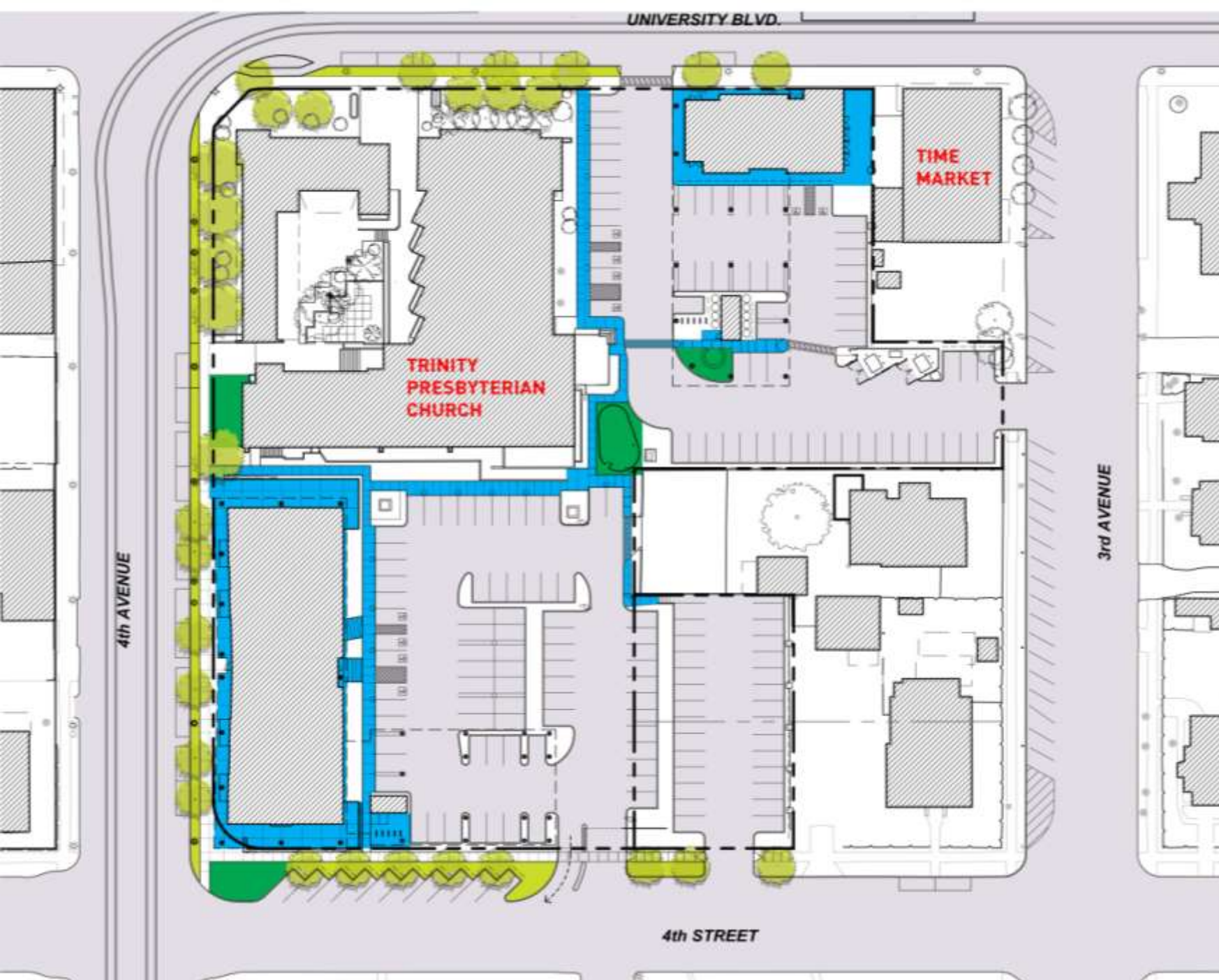
**porosity + circulation**





**pocket parks**





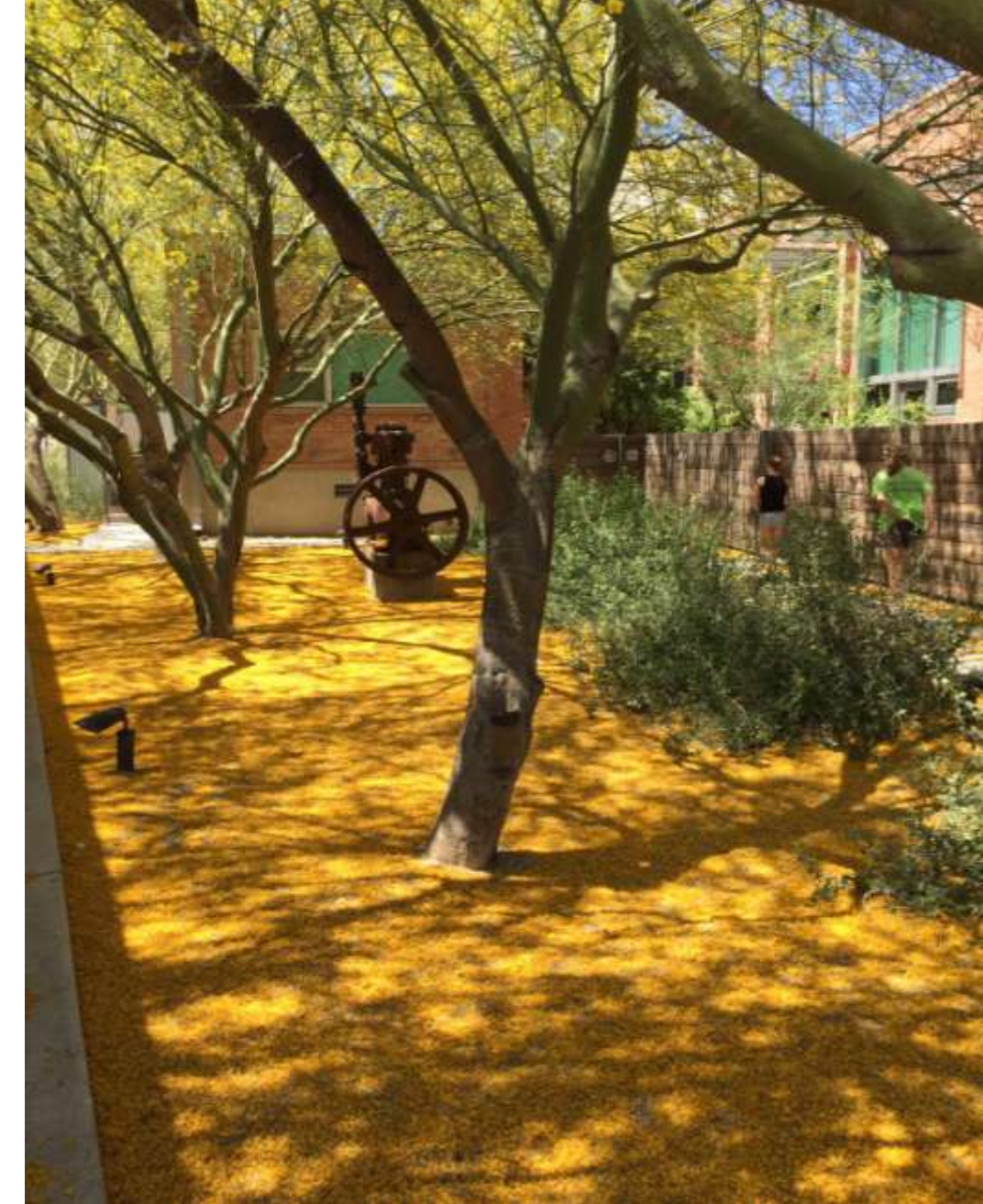
**streetscape**





**landscaped edges**

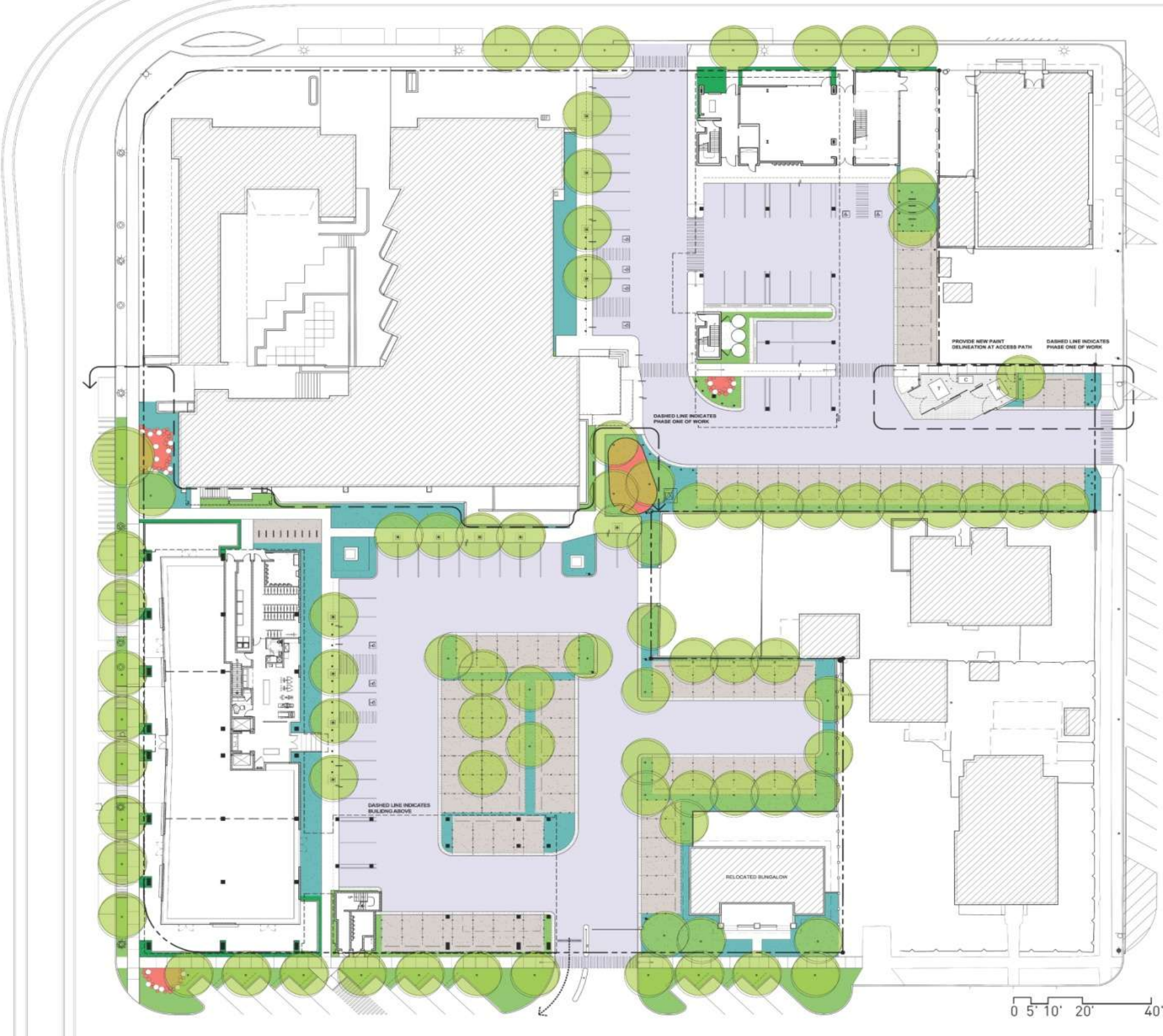




**site trees shade parking**



**LANDSCAPE / SITE PLAN**



**Trinity Mixed Use**

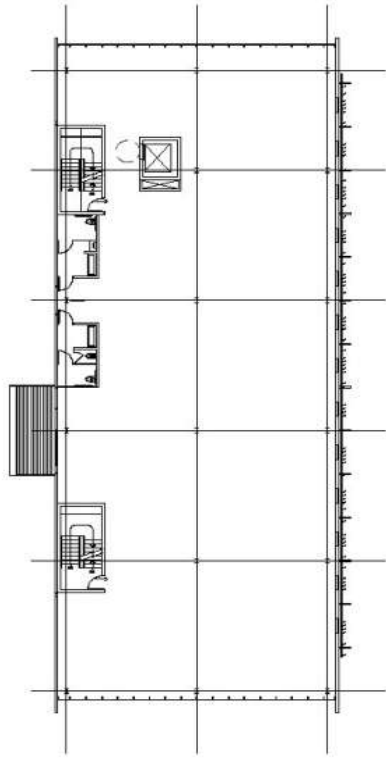
Streetscape and Landscape of the Trinity Mixed Use project will play a key role in defining a memorable and ecologically sustainable project. The experience of the block will be greatly enhanced with a landscape approach that is grounded in integrating with nature. All landscape will be selected from the Arizona Department of Water Resources "Low Water Use/Drought Tolerant Plant List" as modified by the Trinity PAD(H) and the IID Design Standards. The site will be re-contoured to allow maximum use of rainwater for foliage. Hardscape will combine with an intriguing palette of low water use plantings to promote an environment that is safe, walkable, vibrant, accessible and attractive.

- Trees**  
 Low water use trees will be generously employed throughout the site to maximize shade and integrate with the following: depressed retention areas, stabilized decomposed granite parking areas, in-between and at edges of parking as well as providing memorable, functional streetscape along University Boulevard, Fourth Avenue and Fourth Street.
- Shrubs, Succulents and Cacti**  
 Sonoran Desert shrubs, succulents and cacti will create different sizes, forms, textures and color to enliven the landscape and provide a much needed microclimate at pedestrian walkways through the site. Selection of plants will bring the desert back into the Trinity site with low-water use species to celebrate our unique natural environment.
- Ground Cover**  
 Desert adapted ground cover, perennials and annuals will unify the landscape and provide: soil stabilization, minimize dust, shade bare surfaces and create visual interest with texture and color.
- Vertical Landscape: Vines and Living Fence**  
 Vertical landscape of multi-color, multi-scent vines will grow up masonry and concrete walls and columns. Outdoor dining areas will be edged by living fence with a steel latticed structure to allow vines to grow up and across this vertical frame.
- Pocket Park**  
 Where the site configuration allows, a pocket park will be integrated with shade, seating and lush desert landscape to provide an attractive, safe area that supports social activity and sustainability.
- Existing/New Sidewalks**  
 Existing WPA [Works Progress Administration] sidewalks that border the site shall remain intact and be repaired/replaced where necessary. New concrete will match existing in color but differentiate slightly in texture to provide a delineation between old and new.
- Decomposed Granite/Rock**  
 Stabilized decomposed granite/rock at parking areas with 6" diameter x 1/4" steel parking divider indicators. Areas not allocated to parking will be depressed for water retention and landscape.
- Concrete Edge**  
 18" wide flat concrete edge curb as transition between decomposed granite and asphalt.
- Asphalt**  
 Asphalt for drive lane and parking spaces for ADA and ease of pedestrian access.

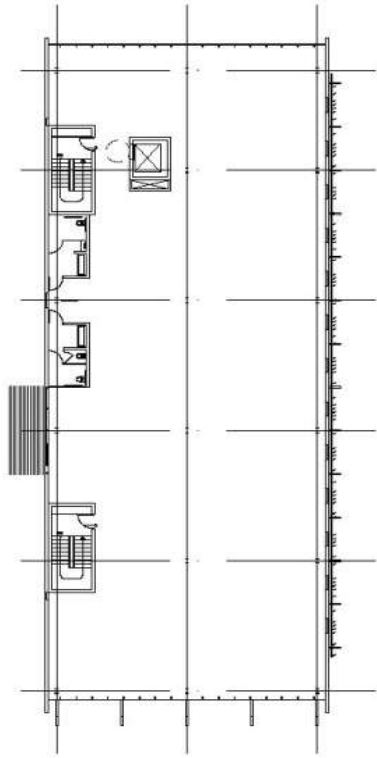
THE  
**TRINITY**



# FLOOR PLANS



LEVEL TWO



LEVEL THREE

# OFFICE PLANS



LEVEL TWO



LEVEL THREE



LEVEL FOUR

# RESIDENTIAL |





# MATERIALS + COLORS





# OFFICE / RETAIL ELEVATIONS

1. CAST IN PLACE CONCRETE COLUMN
2. INTEGRAL COLOR, DARK GRAY EXPOSED AGGREGATE BLOCK
3. OFFSET, DARK ANODIZED STOREFRONT WALL SYSTEM, DUAL GLAZED LOW-E GLASS
4. CORRUGATED METAL, PRE-FINISHED-A, DEEP PROFILE
5. FLAT METAL PANEL, PRE-FINISHED-A COLOR
6. HOLLOW METAL DOOR AND FRAME
7. BALCONY ELEMENT AT 2ND AND 3RD FLOOR WITH WEST PLANTER AND VERTICAL AIRCRAFT CABLES TO HOLD VINES, FLATSTOCK RAILING AT 3 SIDES, PRE-WEATHERED GALVANIZED FINISH
8. VERTICAL SHADE PANELS AT EAST ELEVATION, PRE-WEATHERED GALVANIZED FINISH
9. HORIZONTAL SHADE PANELS AT SOUTH ELEVATION, PRE-WEATHERED GALVANIZED FINISH
10. FLAT METAL PANEL AT UNDERSIDE OF SOFFIT FROM EXTENT OF OUTER WALL TO INSIDE OF GLASS LINE, MATCH DARK ANODIZED COLOR
11. HORIZONTAL SHADE PANEL AT RETAIL, TENSION STRUT BACK INTO MASONRY, PRE-WEATHERED GALVANIZED FINISH
12. STEEL SHADE BOX AT LARGE PICTURE WINDOW, PRE-WEATHERED GALVANIZED FINISH
13. SMOOTH TROWEL STUCCO
14. HORIZONTAL SHADE PANELS, PRE-WEATHERED GALVANIZED FINISH
15. RAINWATER HARVESTING TANKS UNDER BUILDING



## NORTH ELEVATION

University Boulevard



Concrete



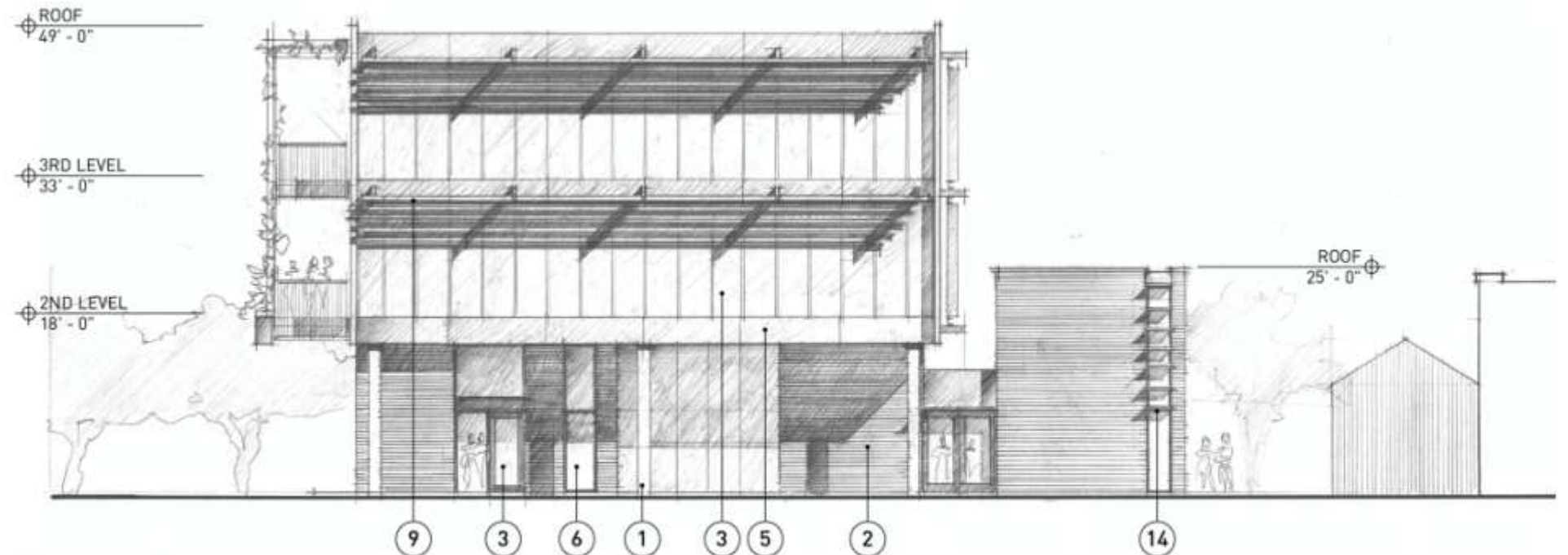
Block



Corrugated Metal - A



Stucco



## SOUTH ELEVATION

0 5' 10' 20' 40'

THE  
**TRINITY**



# OFFICE / RETAIL ELEVATIONS

1. CAST IN PLACE CONCRETE COLUMN
2. INTEGRAL COLOR, DARK GRAY EXPOSED AGGREGATE BLOCK
3. OFFSET, DARK ANODIZED STOREFRONT WALL SYSTEM, DUAL GLAZED LOW-E GLASS
4. CORRUGATED METAL, PRE-FINISHED-A, DEEP PROFILE
5. FLAT METAL PANEL, PRE-FINISHED-A COLOR
6. HOLLOW METAL DOOR AND FRAME
7. BALCONY ELEMENT AT 2ND AND 3RD FLOOR WITH WEST PLANTER AND VERTICAL AIRCRAFT CABLES TO HOLD VINES, FLATSTOCK RAILING AT 3 SIDES, PRE-WEATHERED GALVANIZED FINISH
8. VERTICAL SHADE PANELS AT EAST ELEVATION, PRE-WEATHERED GALVANIZED FINISH
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10. FLAT METAL PANEL AT UNDERSIDE OF SOFFIT FROM EXTENT OF OUTER WALL TO INSIDE OF GLASS LINE, MATCH DARK ANODIZED COLOR
11. HORIZONTAL SHADE PANEL AT RETAIL, TENSION STRUT BACK INTO MASONRY, PRE-WEATHERED GALVANIZED FINISH
12. STEEL SHADE BOX AT LARGE PICTURE WINDOW, PRE-WEATHERED GALVANIZED FINISH
13. SMOOTH TROWEL STUCCO
14. HORIZONTAL SHADE PANELS, PRE-WEATHERED GALVANIZED FINISH
15. RAINWATER HARVESTING TANKS UNDER BUILDING



**WEST ELEVATION**



Dark Anodized



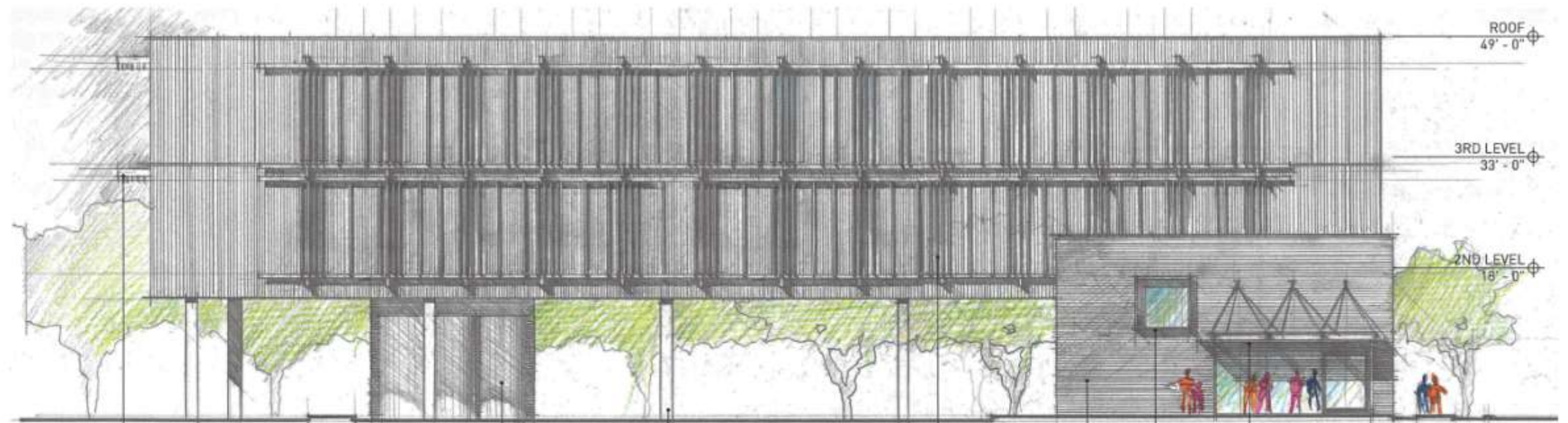
Flat Panel



Pre Weathered Galvanized



Landscaping



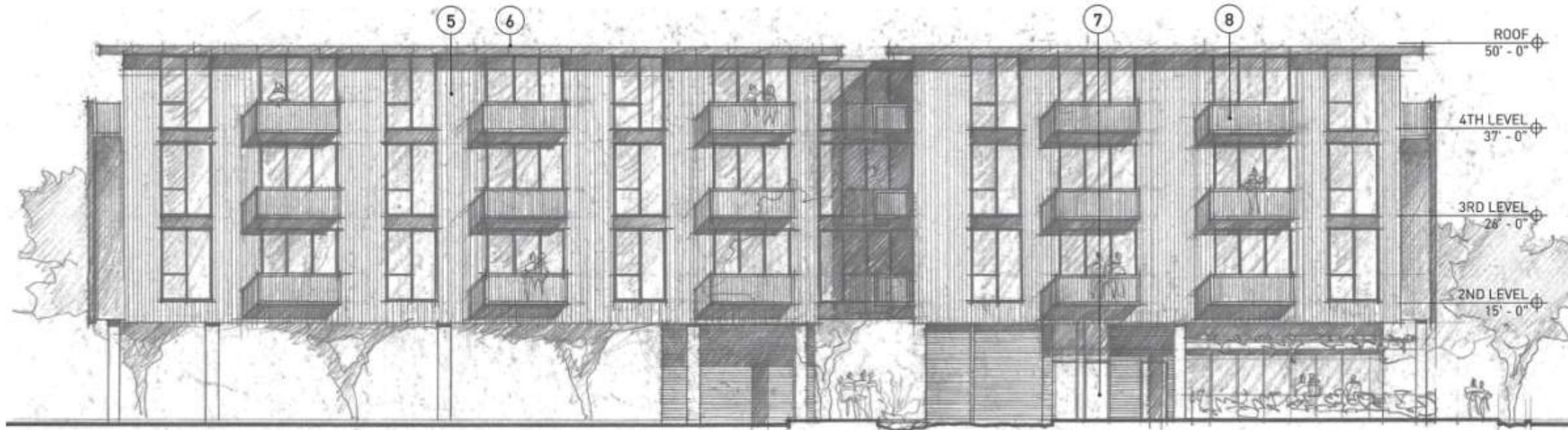
**EAST ELEVATION**



THE  
**TRINITY**



# RESIDENTIAL / RETAIL ELEVATIONS



## NORTH ELEVATION

University Boulevard



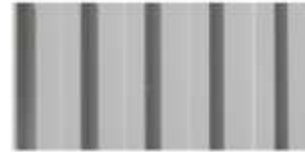
Concrete



Block



Corrugated Metal - A

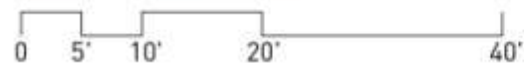


Corrugated Metal - B

1. CAST IN PLACE CONCRETE COLUMN
2. INTEGRAL COLOR, DARK GRAY EXPOSED AGGREGATE BLOCK
3. OFFSET, DARK ANODIZED STOREFRONT WALL SYSTEM, DUAL GLAZED LOW-E GLASS
4. CORRUGATED METAL, PRE-FINISHED-A, DEEP PROFILE
5. CORRUGATED METAL, PRE-FINISHED-B, THIN PROFILE
6. FLAT METAL PANEL FASCIA AND SOFFIT, PRE-FINISHED-A COLOR
7. HOLLOW METAL DOOR AND FRAME
8. EXTERIOR WALL MOUNTED BALCONY, PRE-WEATHERED GALVANIZED FINISH
9. EXTERIOR WALL MOUNTED JULIET BALCONY, PRE-WEATHERED GALVANIZED FINISH
10. VERTICAL SHADE PANELS, PRE-WEATHERED GALVANIZED FINISH
11. HORIZONTAL SHADE PANELS, PRE-WEATHERED GALVANIZED FINISH
12. HANGING PLANTER, PRE-WEATHERED GALVANIZED FINISH
13. WINDOW/SLIDER SYSTEM, DARK ANODIZED FINISH
14. STEEL PLANTER, PRE-WEATHERED GALVANIZED FINISH, WITH VERTICAL AIRCRAFT CABLES TO HOLD VINES
15. FLAT METAL PANEL AT UNDERSIDE OF SOFFIT FROM EXTENT OF OUTER WALL TO INSIDE OF GLASS LINE, MATCH DARK ANODIZED COLOR
16. IMAGE SHOWN DEPICTS A PLACEHOLDER FOR ART THAT WILL BE INSIDE OF THE GLASS LINE



## SOUTH ELEVATION



THE  
**TRINITY**



# RESIDENTIAL / RETAIL ELEVATIONS



## WEST ELEVATION



Dark Anodized



Flat Panel



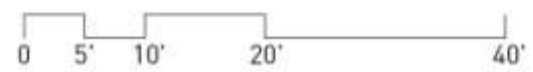
Pre Weathered Galvanized



Landscaping



## EAST ELEVATION



THE  
**TRINITY**





# UNIVERSITY BOULEVARD





# 4<sup>TH</sup> AVENUE





**4<sup>TH</sup> AVENUE + 4<sup>TH</sup> STREET**



# Design Standards

- Please refer to handout with written responses



**Thank you**