

THE

TRINITY

IID Design Review Committee

R+R Develop and Bourn Companies

May 15, 2017

Background

- The Trinity Presbyterian Church has been in the heart of the West University neighborhood since 1924
- Shrinking congregation and advent of streetcar led Church to seek opportunity to developed its underutilized land and stabilize its financial base.
- They had been approached by student housing and low-incoming housing developers but wanted something better for the neighborhood
- We started working with the Trinity Church in 2011 and with WUNA in 2012 to create a plan for the site.

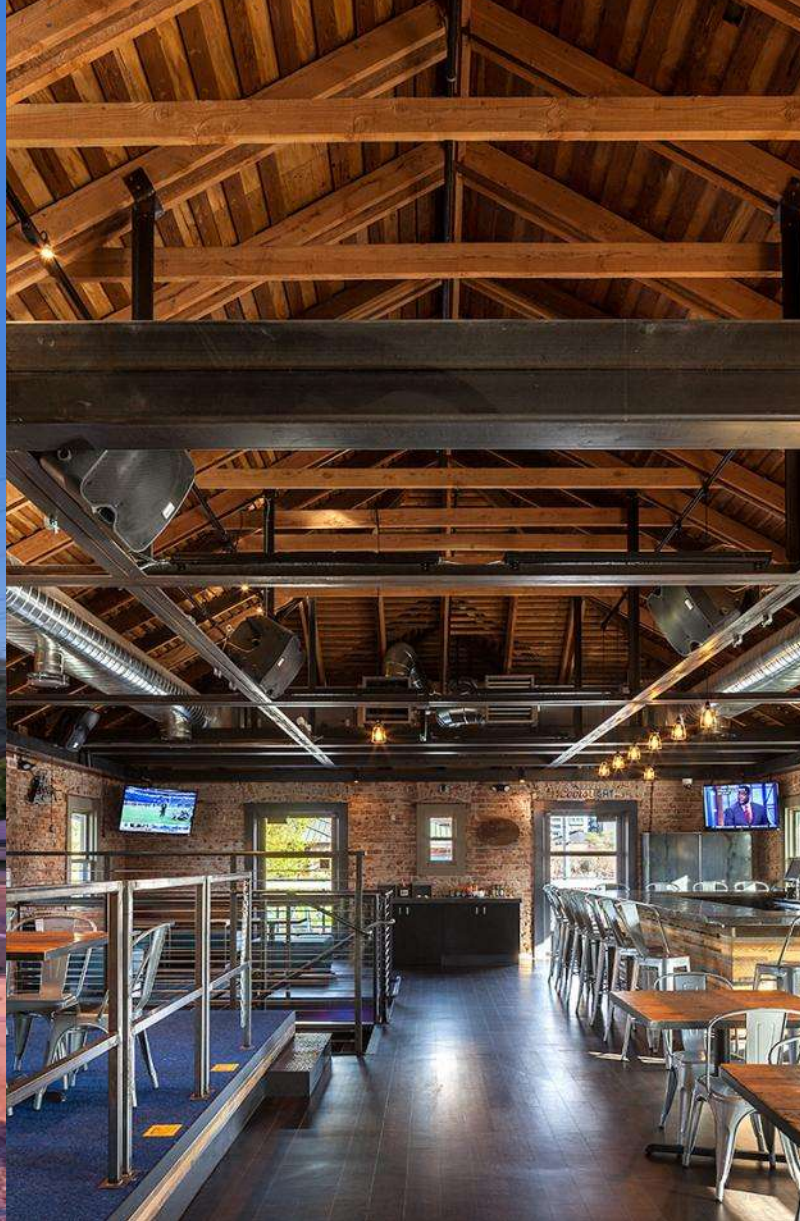
Goals for the project

- Provide stability and longevity to the Trinity Presbyterian Church
- Restore and celebrate the historically significant 1924 church building
- Integrate in to the West University neighborhood and enhance the neighborhood through compatible design
- Set a positive precedent for new construction in a historic district
- Incorporate sustainable features
- Leverage and embrace the city's investment in the modern streetcar

Who we are

We are local and have a history in the community of creating high-quality, neighborhood-enhancing, environmentally-responsible projects

- Ice House Lofts, Barrio Metalico, indigoMODERN, 990 Offices, Mr. Carwash HQ, 20 E Congress, One North Fifth, 118 E Congress, Ermanos, 876 E University
- Dedicated to the revitalization of downtown Tucson – before it was “fashionable.”
- We care deeply about this community
- We care about our legacy





Original 1924 Trinity Church

Why are we here?

- We rezoned to a PAD(H) earlier this year.
- Normal process is WUHZAB and TPCHRC PRS review
- We agreed to have the IID approve Design Standards based on the PAD(H), and then have the IIDDRC review the plans based on the approved Design Standards
- This meeting is to approve the Design Standards based on the PAD(H)

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.

AERIAL



EXISTING AERIAL

THE
TRINITY



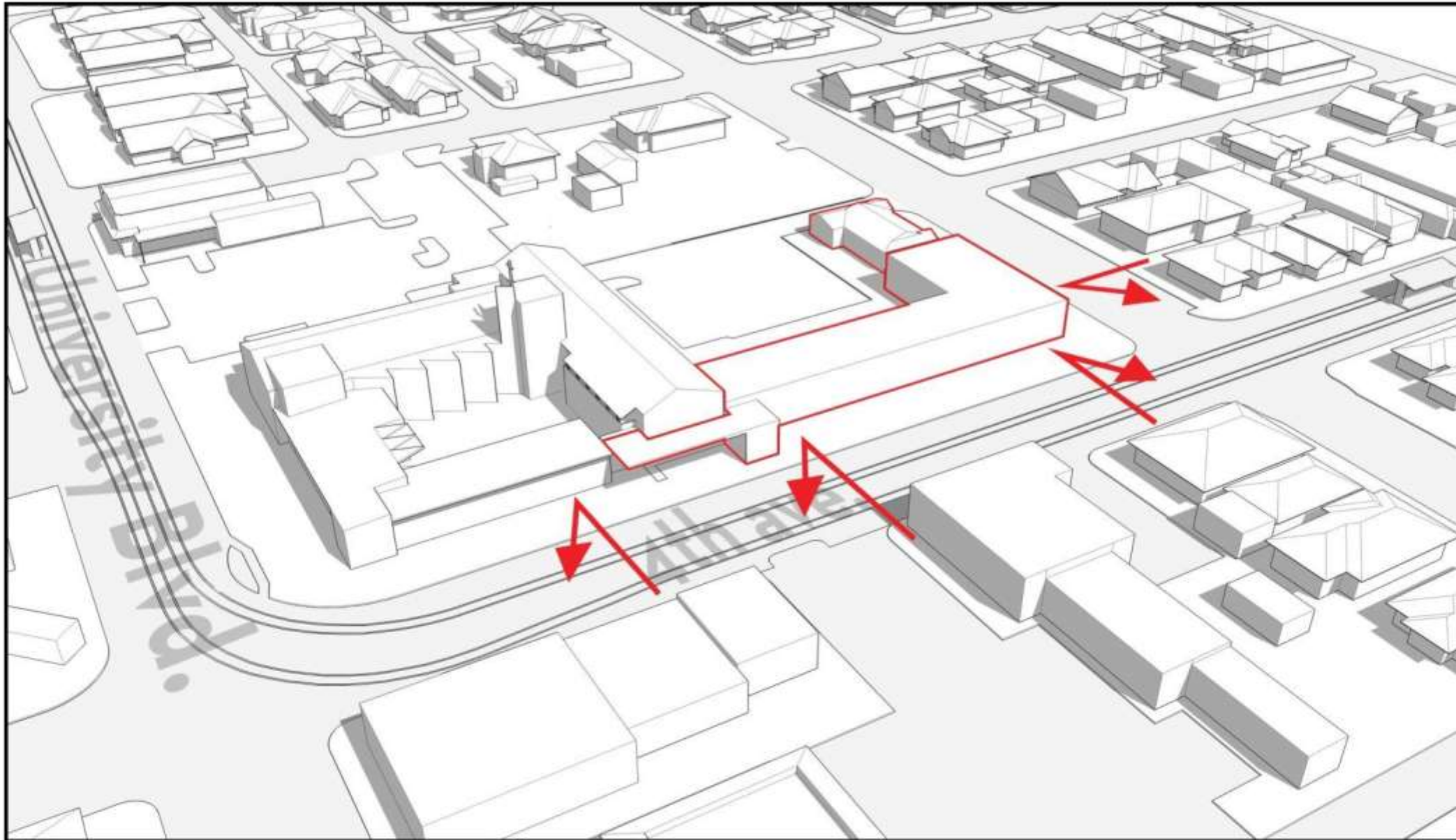
NEW AERIAL/ SITE PLAN

THE
TRINITY

Current Plan –

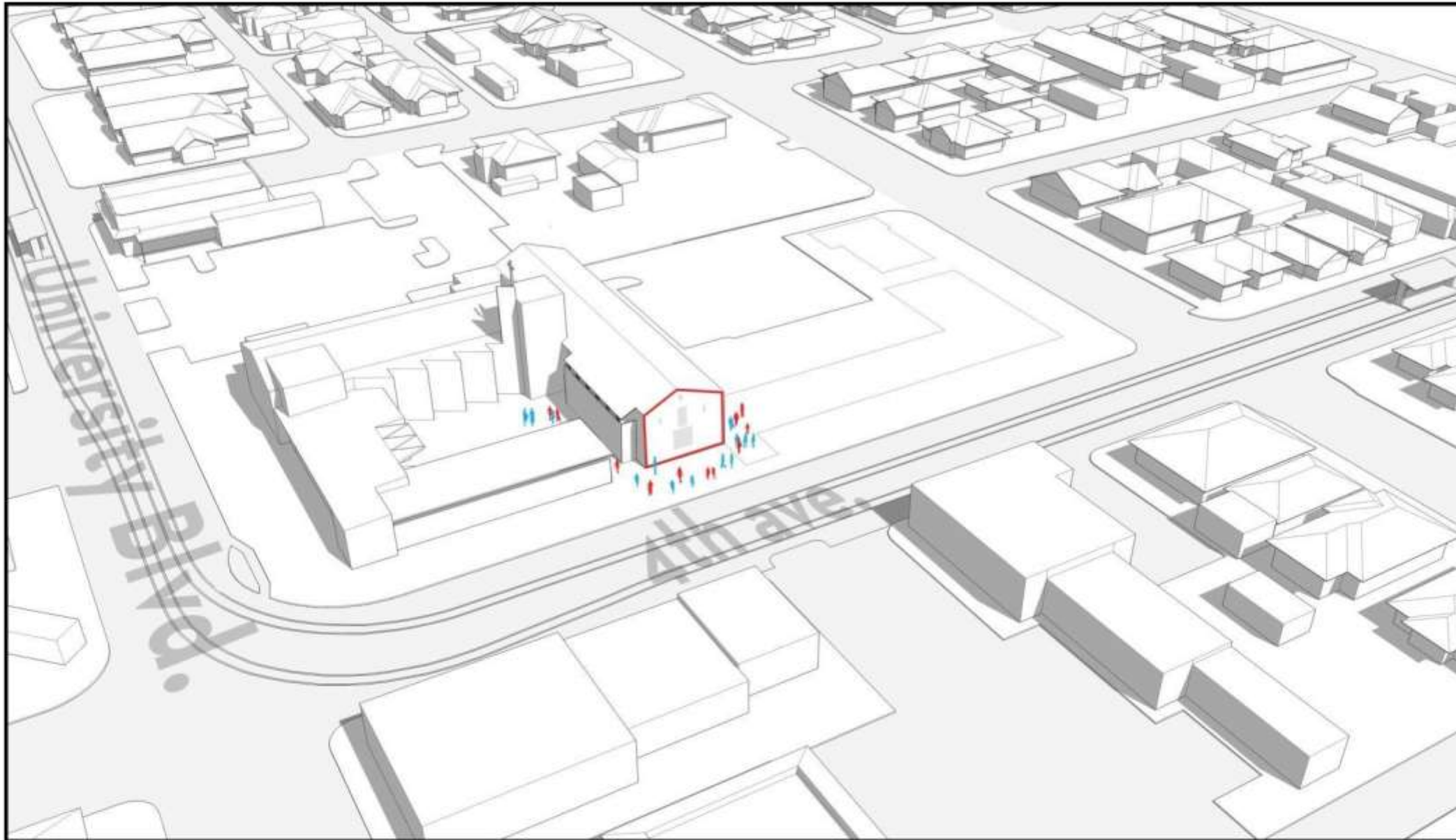
Plan to create two complementary buildings on the site

- Mixed-use residential along 4th 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



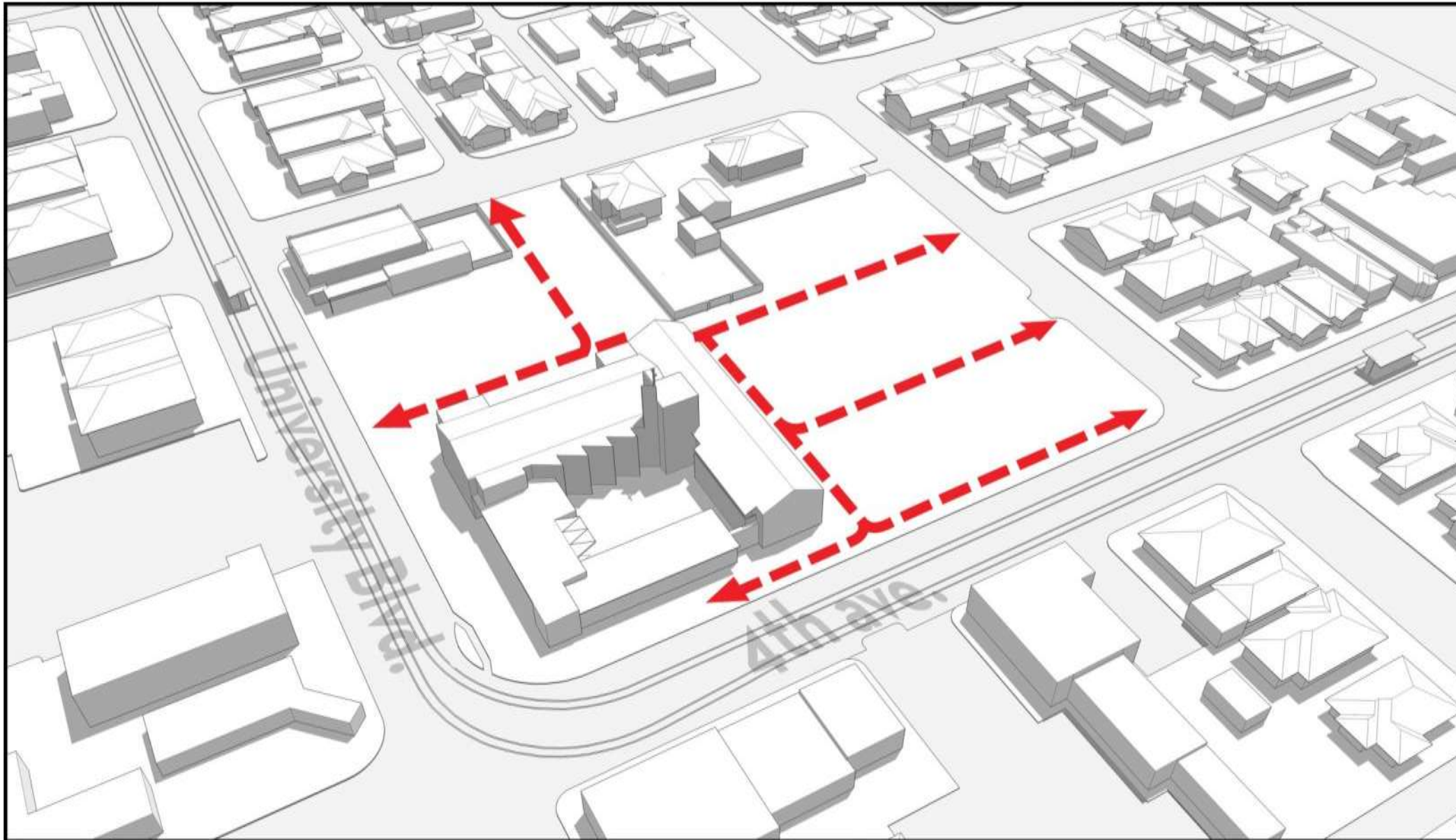
EXISTING

The site is currently non permeable along 4th avenue and is devoid of windows and urban life.



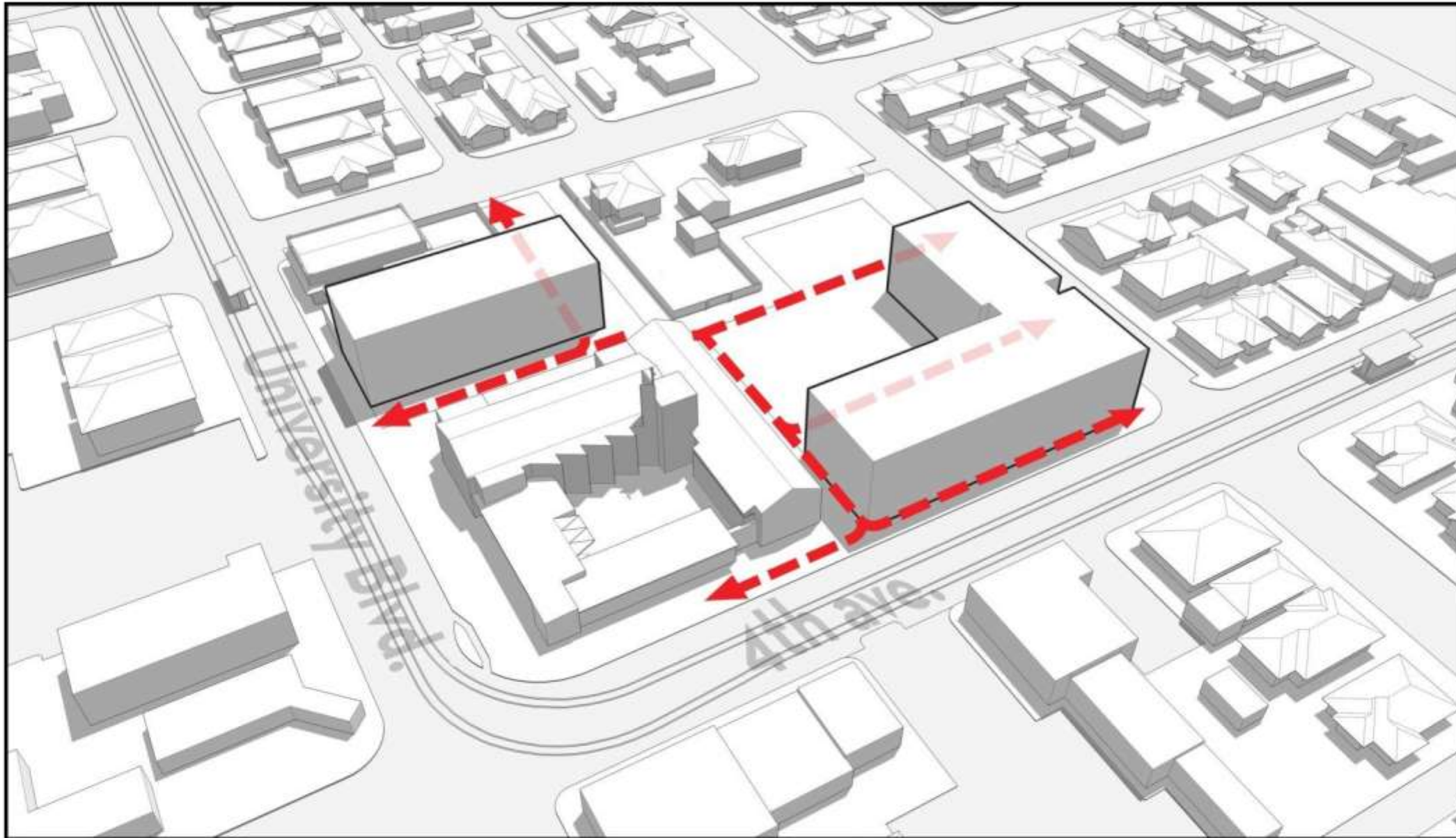
NEW PRESENCE

By removing canopies, adjacent building and bungalow, the historic 1924 Trinity Presbyterian church is given new life and presence with room to rebuild an urban edge.



ACCESS THROUGH SITE

A permeable, walkable site is created with multiple ways to transverse the block.



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



ON GRADE PARKING

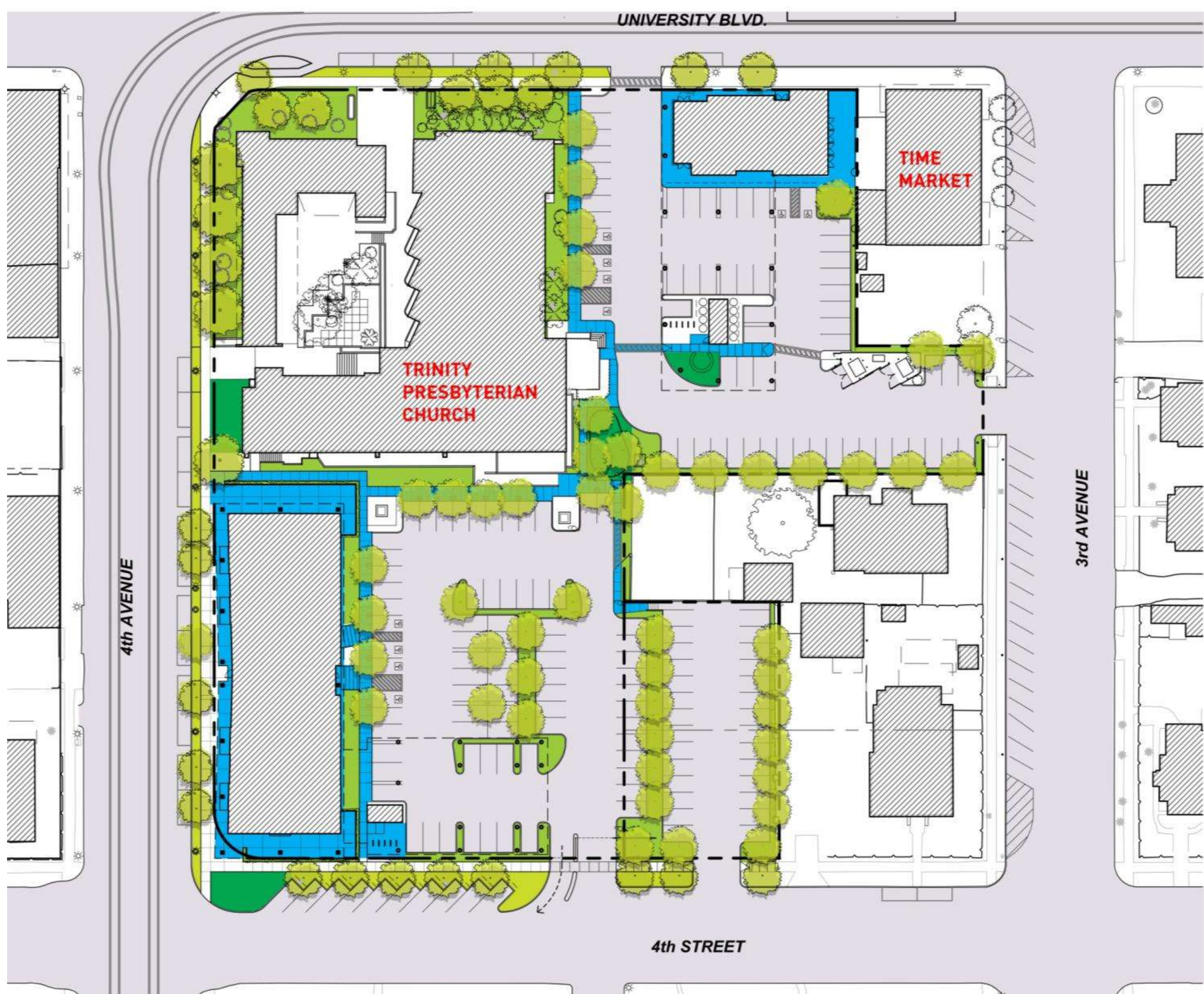
Surface parking for office use during the day leaves parking for retail use during evening hours and church use on weekends



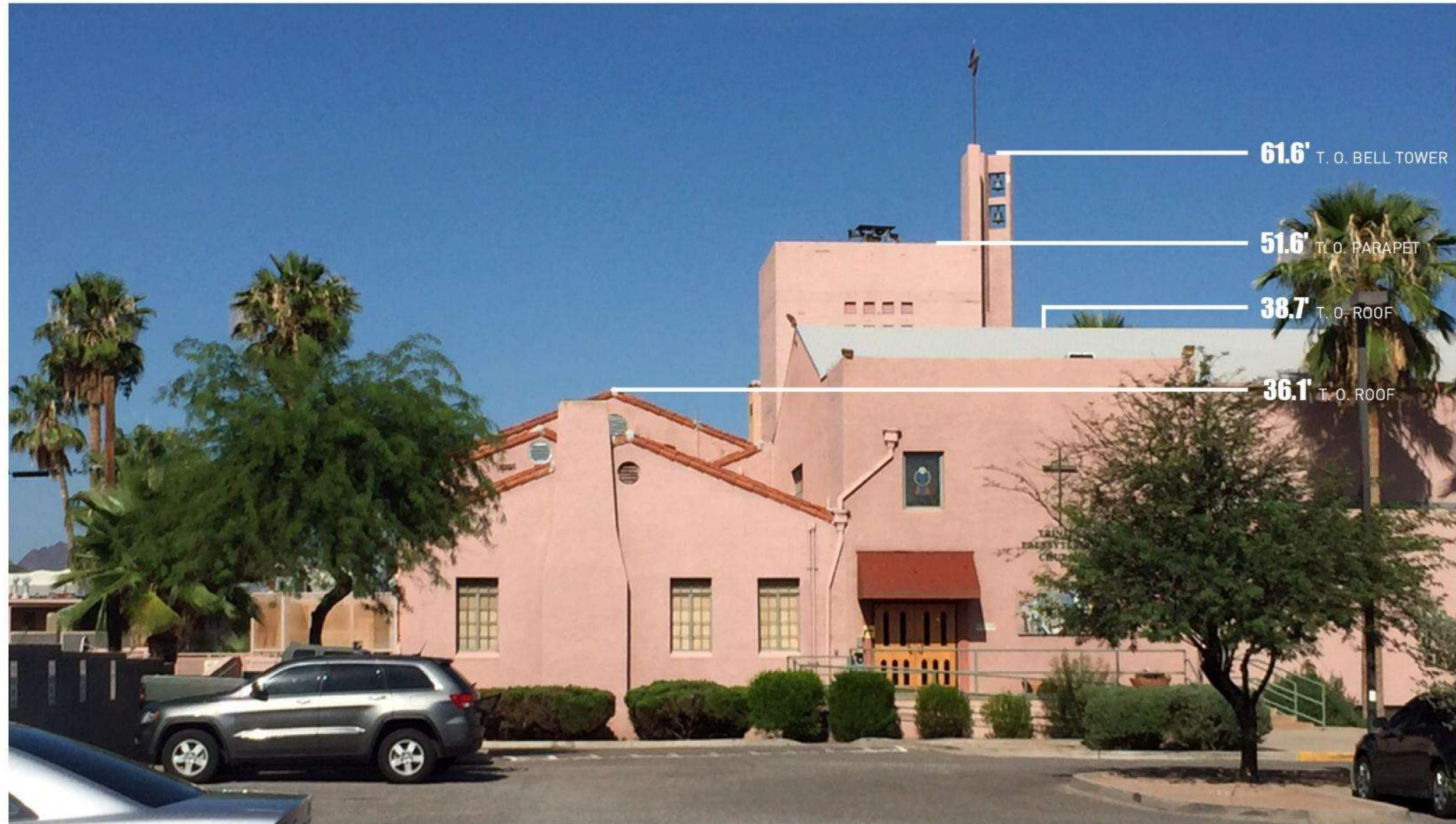
LUSH LANDSCAPE

Lush desert landscape is brought back to the site at grade level in parking areas, at streetscape and edges and at pocket parks

Site Plan



Boundary Amendment and PAD(H) Rezoning



ROOF HEIGHTS MEASURED FROM FINISHED GRADE AT THE MIDPOINT OF THE FRONT FACADE OF PRINCIPAL BUILDING

NORTH EAST PARKING LOT

ALL VERTICAL HEIGHTS PER A SURVEY PREPARED BY POLARIS LAND SURVEY, 05.10.2012

Key PAD(H) Highlights

- A. Increased building height from 36' to 50'
- B. Setback relief in certain areas
- C. Modify Surface Texture Standard to allow materials appropriate to the desert climate for new construction – allows use of durable and desert-appropriate materials and not wood windows
- D. Modify Details Standard to omit requirement for specific historic details for new construction – don't want to be required to include cornices or other fake historic details
- E. Modify HPZ Sign Standard
- F. Make it easier to designate as Historic Landmark
- G. Compatibility for new construction to be reviewed by The Arizona State Historic Preservation Office if necessary

Other PAD(H) Highlights

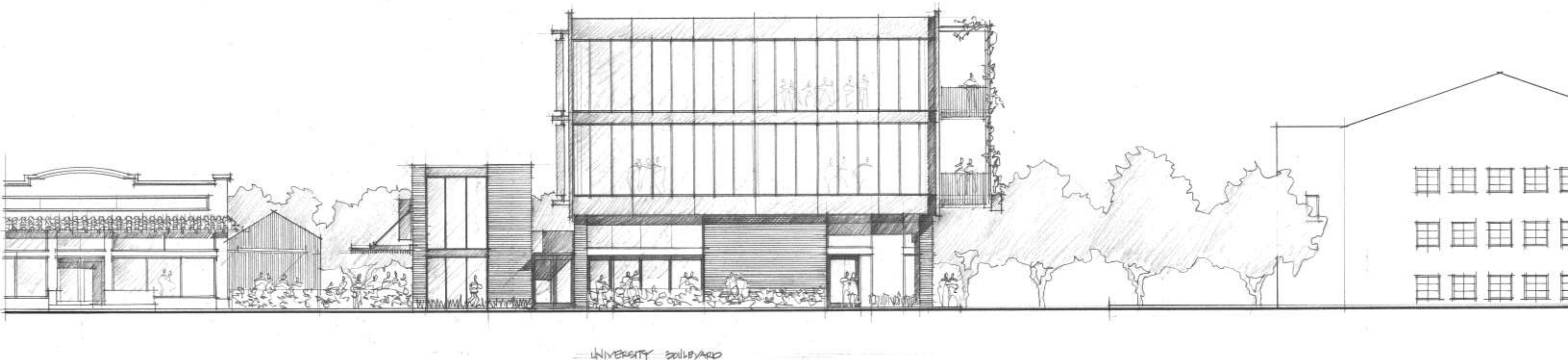
- Reduced building volume in exchange for extra height – this improves view sheds to historic buildings and creates porosity and walkability through the site
- Allowance for porous pavers and stabilized DG for increased water retention and less heat-island effect
- Extensive Excluded Uses including Group Dwelling, structured parking, bars, tattoo parlors, marijuana dispensaries

PAD(H) and Boundary Amendment approved by Mayor and Council earlier this year

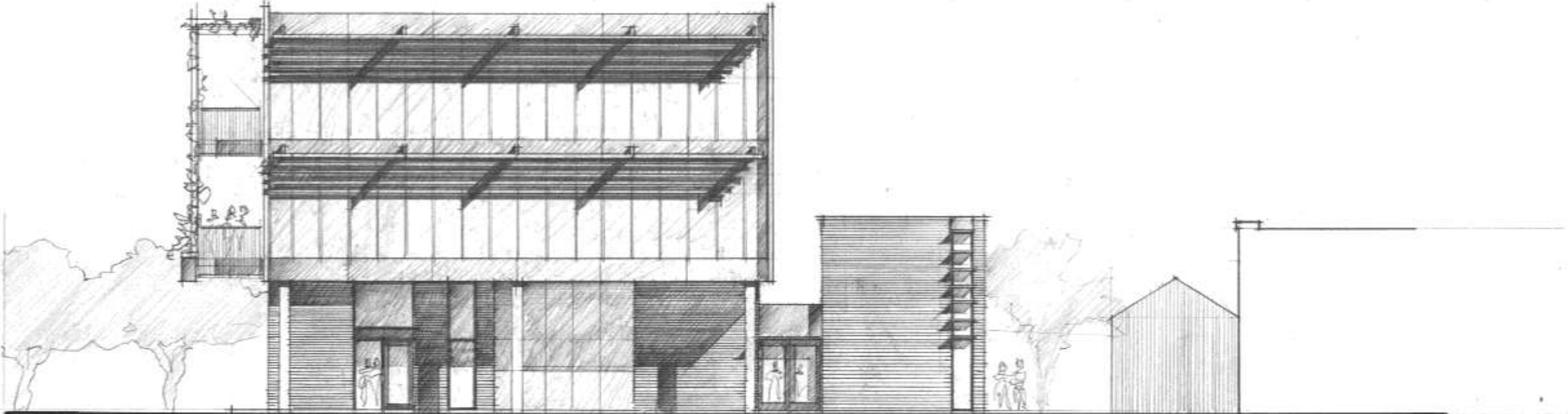




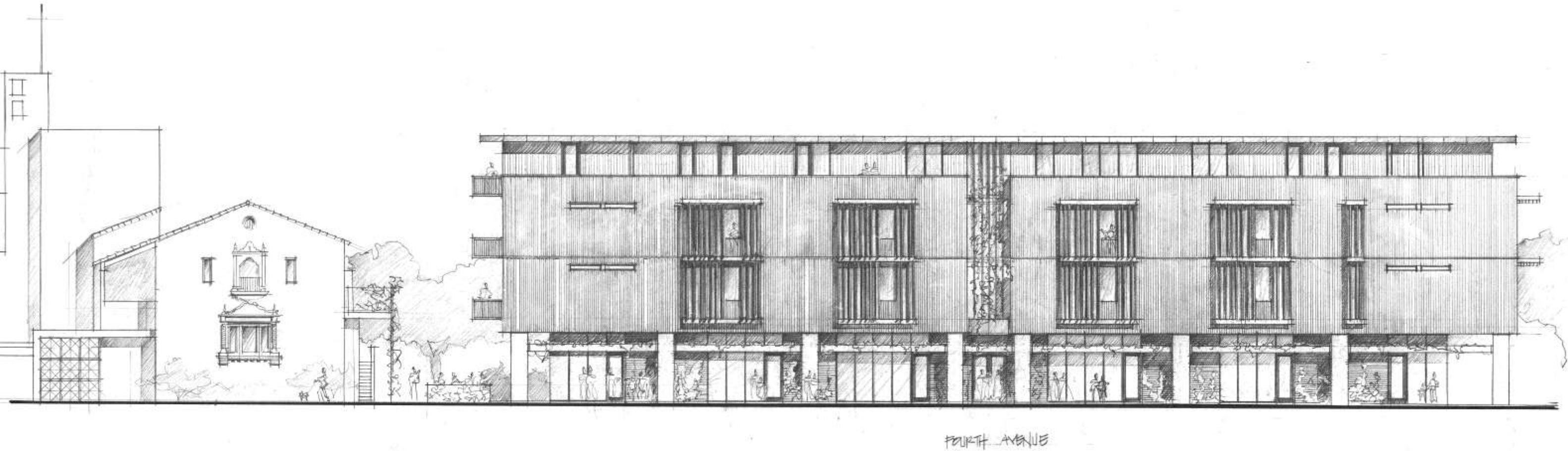
Draft Elevations – Office/Retail



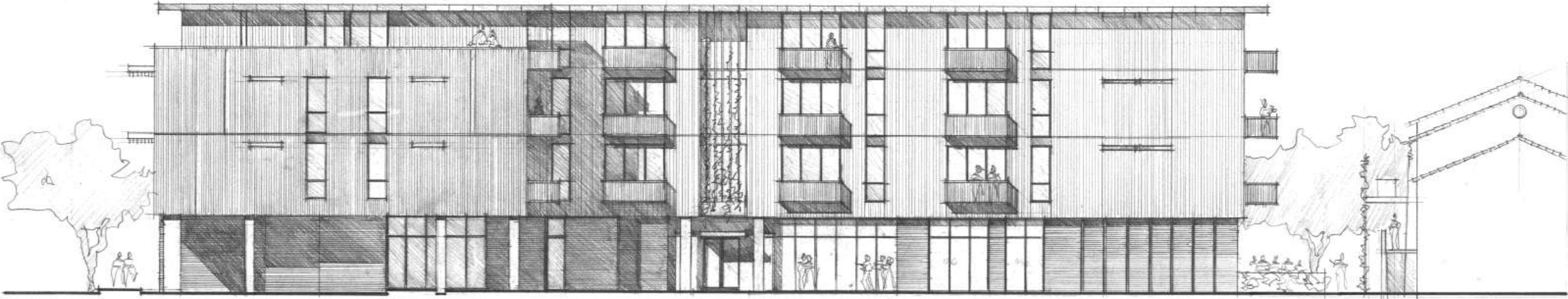
Draft Elevations - Office



Draft Elevations – Residential/Retail



Draft Elevations - Residential



EAST ELEVATION

PAD(H) Design Standards & Review

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 prepared by the development team subsequent to PAD (H) approval and will besubmitted 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 PDSD Director prior to development package approval advising whether the design conforms to the relevant sections of the PAD(H) and Trinity Design Guidelines.

PAD(H) Design Standards & Review

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

PAD(H) Design Standards \$ Review

2. Composition of the IID Design Review Committee (IID DRC) con't

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

PAD(H) Design Standards & Review

1. 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

PAD(H) Design Standards & Review

1. Design Standards con't

- 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

PAD(H) Design Standards & Review

1. Design Standards con't

- 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.

Proposed Design Standards

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.

Proposed Design Standards

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.

Proposed Design Standards

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. Areas for outdoor vending and small group gathering are encouraged. The areas should be delineated with hardscape materials, grade change or vegetation.

Proposed Design Standards

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.

Proposed Design Standards

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

Proposed Design Standards

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.

Proposed Design Standards

8. 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.

Benefits to Community

- Reactivation of an underutilized property in the heart of the West University neighborhood
- Stabilization of the Trinity Presbyterian Church for the long-term
- Maximum porosity for pedestrian access through site
- Re-activated streetscape with lush landscape, pocket parks + wide sidewalks
- High quality, market-rate, multi-generational housing and creative office space with new retail offerings (not student housing)
- Historic 1924 Trinity Church façade brought back to historic standard
- All historic preservation protections remain intact on historic buildings
- Become the greenest block in Tucson
- Opportunity for a desirable live/work lifestyle
- All local design, develop, construction and ownership team
- Leverage and embrace the city's investment in the modern streetcar

**The opposite of bad development is
not no development,
it's good development.**