

1. Introduction

The purpose of this manual is to provide design and siting guidelines for the commercial portion of Tucson Mountain Ranch, which is located at the northwest corner of Valencia Road and Wade Road in Pima County, AZ. These requirements encourage compatibility of retail buildings and the overall center with the adjacent neighborhoods. This manual addresses various facets of development to promote a functional and aesthetically pleasing design that will complement the rest of Tucson Mountain Ranch as well as surrounding areas. The elements of the manual are buildings, parking areas, outdoor areas and pedestrian areas.

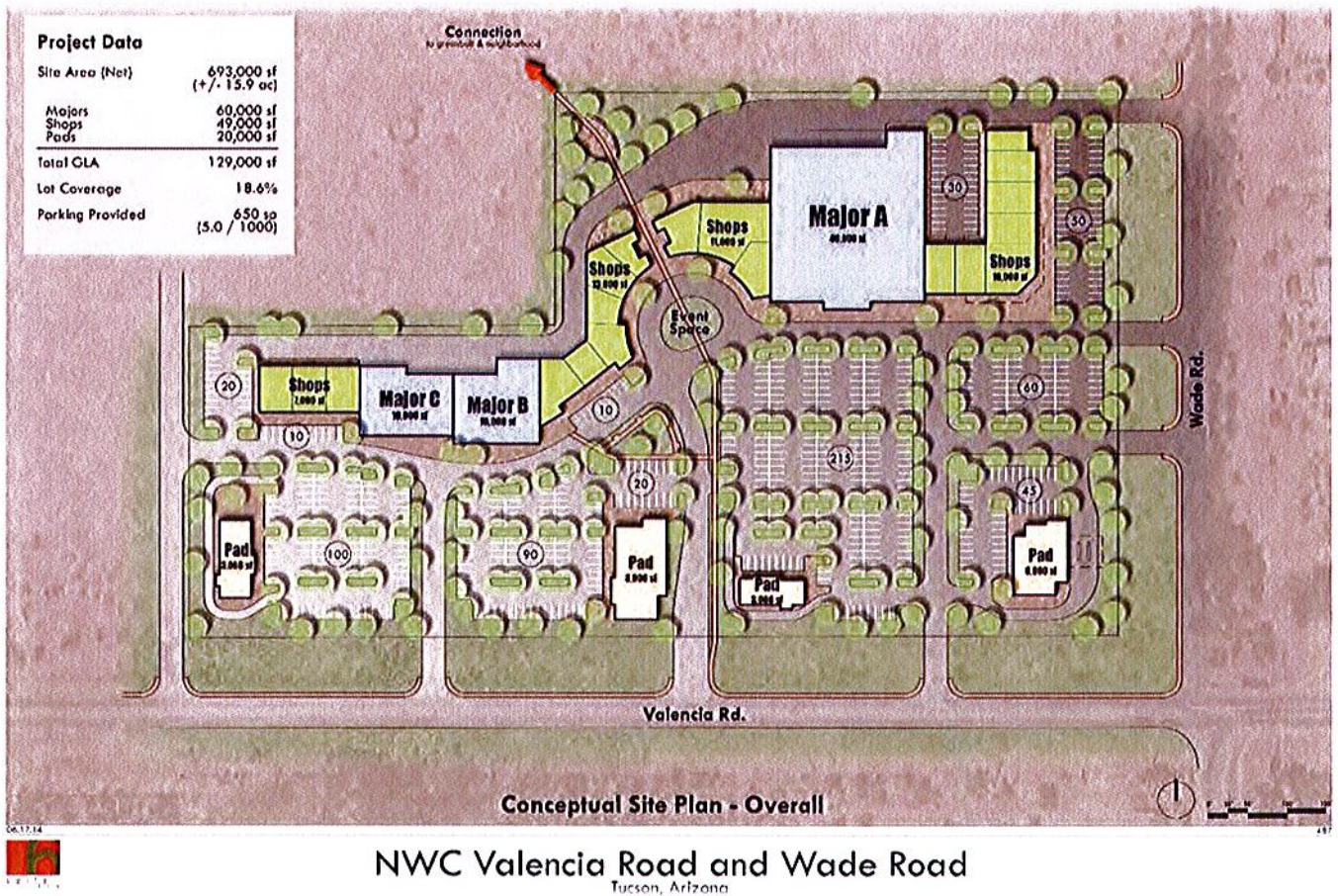


Figure 1: Tucson Mountain Ranch Commercial Center Preliminary Site Plan

The Tucson Mountain Ranch Commercial Center (see Figure 1) is a proposed regional neighborhood commercial center with 129,000 square feet of commercial retail leased space. The center proposes 60,000 square feet of major commercial space along with 49,000 square feet of shop space and 20,000 square feet of stand-alone pads along Valencia Road. This mixture of retail space will provide a regional neighborhood center that will be marketed for national and local retailers.

The character of the commercial center will be compatible with the surrounding residential development. The character of the surrounding neighborhoods are predominantly detached, single-family homes. The architectural styles vary, but are styles commonly found in the southwest. At the heart of the commercial center, the Preliminary Site Plan proposes a pedestrian-friendly event space. This space provides flexibility for the following uses:

- Window shopping walkway;
- Café patio;
- Food and vendor product promotions;
- Water feature and/or shading structures.

The commercial center has a main entrance on Valencia Road that connects to the central event space and parking areas. The commercial center has a trail connection and future road connection to the future residential development to the north. This will allow bicycle and pedestrian access to the central event space. Major retailers will anchor the commercial center allowing for a mixture of retail, café/restaurant, and services in the remaining spaces. Along Valencia, four commercial pads are proposed. These spaces will provide locations for café/restaurant, banking, and services. The commercial uses located nearest to future residential will be smaller 2,000 sq. ft. pads best suited for local retail or services.

2. Primary Building Façades & Customer Entrances

Recurring architectural or design elements should be incorporated into the building façades and other site furnishings and features in order to create a visual and spatial expression that reinforces consistent aesthetic character throughout the center. All architecture is intended to appear as an integrated part of the overall site design.

Façades should be articulated to reduce the massive scale and the uniform, typically impersonal appearance of large retail establishment buildings and provide visual interest, character and scale with emphasis on compatibility with the established neighborhoods in the area and the viewshed from Valencia Road and Wade Road, both of which are Major, Scenic Routes according to the Pima County Major Streets & Scenic Routes Plan.

Entryway design elements and variations shall give orientation and aesthetically pleasing character to the building by providing clearly defined, highly visible customer entrances. Multiple building entrances reduce walking distances from cars, facilitate pedestrian and bicycle access from public sidewalks, and provide convenience where certain entrances offer access to individual stores or identified departments of a store.



Figures 2-4: Entry Design Elements – Highly Visible Entrances

- A. Buildings, where practical, should have proportions and detailing that enhance the pedestrian experience. Elements such as overhead canopies, trellises, landscaping and shade trees should be considered to meet this goal.
- B. All building facades that face adjacent public streets shall comply with the following requirements:
 - i. Provide architectural features that contribute to visual interest at the pedestrian scale.

- ii. Façades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the façade and extending at least 20% of the length of the façade. No uninterrupted length of any façade facing a public street shall exceed 100 horizontal feet.
 - iii. Ground floor façades that face public streets shall have arcades, display windows, entry areas, awnings, or other similar features along no less than 60% of their horizontal length.
 - iv. Where the site is adjacent to residential uses, a bufferyard with an 8-foot masonry wall shall be installed.
 - v. Fenestrations, where practical, should be recessed to allow a break in the building façade and provide articulation. All opening should be accented by trim, lintels, and/or sills, which should be accentuated by use of different materials or color.
- C. Each principal building shall have clearly defined, highly visible customer entrances featuring at least 3 of the following features:
- i. Canopies or porticos
 - ii. Outdoor patios
 - iii. Overhangs
 - iv. Display windows
 - v. Recess or projections
 - vi. Architectural details such as tilework and moldings which are integrated into the building
 - vii. Arcades
 - viii. Raised corniced parapets over the door
 - ix. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting
 - x. Peaked roof forms
 - xi. Arches



Figures 5-6: Entry Design Elements – Outdoor Patios

3. Rooflines

The following standards are intended to create variations in roofline to add interest to, and reduce the massive appearance of, large buildings within the center.

- A. All building facades that face adjacent public streets shall comply with the following requirements:

- i. Roof lines shall be varied with a change in height at least every 100 feet of building length. Parapets, mansard roofs, gables roofs, hip roofs, or dormers shall be used to conceal flat roofs and rooftop equipment from nearby public view.
- ii. Roofs shall feature at least two of the following features: Parapets with three-dimensional cornice treatments, overhanging eaves extending at least 3 feet past the supporting walls, or at least 3 roof slope planes.

B. Avoid use of architectural features that could provide access to roofs or upper levels of the façade.



Figures 7-8: Roof Line Treatments

4. Materials & Colors

Exterior building materials shall be aesthetically pleasing and compatible with materials used in adjoining neighborhoods. The following standards are intended to ensure that exterior building materials comprise a significant part of the visual impact of a building.



Figures 9-10: Exterior Building Materials

A. All building facades that face adjacent public streets shall comply with the following requirements:

- i. Predominant exterior building materials shall be of high quality materials, primarily using earthtone colors, and not exceeding a light reflectivity value of 60%. These include, without limitation:
 - a. Brick
 - b. Wood
 - c. Sandstone
 - d. Native Stone or Stone Veneer
 - e. Stucco
 - f. Adobe

- g. Exterior insulation and finish systems (EIFS)
 - h. Slump block
 - i. Tinted, textured, concrete masonry units or block
- ii. Building trim and accent areas may feature brighter colors, including primary colors, and neon tubing for building trim or accent areas.
- iii. Predominant exterior building materials shall not include the following:
 - a. Smooth-faced concrete block
 - b. Prefabricated steel panels.
- iv. Transit stops, freestanding identification signs, bufferyard walls, raised planters, and other miscellaneous site features shall use the same exterior materials or textures as the façade of the principal building.

5. Secondary Building Façades (Back & Side)

The rear or sides of buildings shall provide architectural and landscaping features that mitigate unattractive views of blank walls, loading areas, storage areas, HVAC units, garbage receptacles, and other such site improvements. All building façades that face adjoining residential properties or public streets should contribute to the aesthetically pleasing scale of the building and encourage community integration by featuring design characteristics similar to the front façade.

- A. Façades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the façade and extending at least 20% of the length of the façade. No uninterrupted length of any façade facing a public street shall exceed 100 horizontal feet.
- B. Building façades facing a public street shall include architectural or structural expression through a change in plane no less than 12 inches in depth such as an offset, reveal, or projecting rib with at least two of the following design elements:
 - i. Color change
 - ii. Texture change
 - iii. Material change

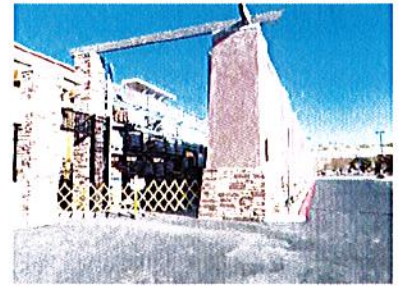


Figures 11-13: Secondary Facades

6. Outdoor Storage, Trash Collection, Loading Areas & Other Site Features

Loading areas and outdoor storage areas shall be screened, recessed, or enclosed as these areas impose visual and noise impacts on surrounding neighborhoods. While screening and recesses can effectively mitigate these impacts, the selection of inappropriate or ineffective screening materials can exacerbate the problem.

Appropriate locations for loading and outdoor storage areas include areas between buildings where the buildings are less than 200 feet apart, on the sides of buildings that do not have customer entrances or, or on the side or rear of buildings that are appropriately screened from adjacent residential neighborhoods.



Figures 14-16: Service Area Screens

- A. For any building with an outdoor loading dock there should be a 100-foot setback from the loading dock to the nearest residential lot. Loading dock walls shall be a minimum of 14 feet in height as measured from the floor elevation of the dock's vehicle driving surface.
- B. Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall be screened from abutting streets.
- C. Trash enclosures shall be enclosed on three sides by a decorative masonry wall featuring materials, colors and/or textures found on the building façades.
- D. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 100 feet of a public street, public sidewalk, or nearby residential lot.
- E. Loading docks, truck parking areas, outdoor storage areas, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impact of these functions is screened from view by adjacent residential properties and public streets to the greatest extent feasible. Screening materials, colors and/or textures shall be chosen from those found on the building façades.
- F. Outdoor areas for the storage and sale of seasonal inventory shall be defined and screened with walls and/or fences and featuring materials, colors and/or textures chosen from those found on the building façades.
- G. Above ground utility infrastructure shall be painted to match colors found on the principal building façades, where technically feasible, to minimize visual impact.
- H. Roll-up doors shall be painted a color consistent with primary or accent colors of the building.
- I. Bicycle parking shall be located in a shaded area conveniently accessible to building entrances, and shall feature complimentary design, colors, and/or materials of the overall shopping center.

7. Pedestrian Spaces & Circulation

Attractive and inviting pedestrian scale features, spaces, and amenities shall be incorporated into the design of the site. Entrances and parking lots shall be configured to be functional and inviting with walkways conveniently tied to logical destinations. Pedestrian circulation routes shall be anchored by special design features such as towers, arcades, porticoes, pedestrian light fixtures, bollards, planter walls, site furniture, or other architectural elements that help to define circulation ways and outdoor spaces. Examples of outdoor spaces are plazas, patios, courtyards, and window-shopping areas.

This section sets forth guidelines for internal pedestrian circulation routes that should provide user-friendly pedestrian access, safety, shelter, and convenience within the overall shopping center. Effective pedestrian accessibility opens the overall commercial center to the surrounding neighborhoods, thereby reducing vehicle dependence and traffic impacts while providing opportunities for exercise. The result is a friendlier, more inviting, and successful commercial center.



Figures 17-19: Pedestrian Spaces & Circulation

- A. Pedestrians shall have the alternative of access with minimal vehicular interaction.
- B. Sidewalks shall be provided along all sides of the project that abut a public street that doesn't feature a sidewalk.
- C. A continuous internal pedestrian walkway of at least 4 feet in width shall be provided from the public sidewalk or right-of-way to the principal customer entrance of the commercial buildings onsite. At a minimum, the walkway shall connect focal points of pedestrian activity such as transit stops, street crossings, and building and store primary entry points. The walkway shall be adjoined by a landscaped area of at least 6 feet in width that features at least 4 trees and 12 shrubs per 100 feet along the entire length of the walkway.
- D. Overhead shading should be provided intermittently along primary pedestrian circulation walkways in areas of high pedestrian activity such as seating areas. Vegetation, awnings, trelliswork, and arcades are effective means of providing shade.
- E. Sidewalks of at least 8 feet in width shall be provided along the full length of any building façades featuring a primary customer entrance. Such sidewalks shall also extend in convenient proximity to as much of the building's perimeter as is necessary to connect secondary customer entrances to the sidewalk in front of the primary customer entrance.
- F. Weather protection features such as awnings or arcades shall be provided within 30 feet of all customer entrances to anchor, junior anchor, and shop spaces.

- G. All pedestrian walkways within the site shall be distinguished from vehicular driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or concrete to enhance pedestrian safety and comfort, motorist awareness of pedestrian circulation routes, as well as the aesthetic attractiveness of the walkways.
- D.
- H. The center's final design shall include at least one amenity from the following list for each 15,000 square feet of gross leasable area within the center.
 - i. Patio seating area
 - ii. Pedestrian plaza with benches
 - iii. Transportation center
 - iv. Window shopping walkway
 - v. Kiosk area
 - vi. Water feature
 - vii. Other amenity areas or features that, in the judgement of the Design Review Committee, enhances such public spaces.

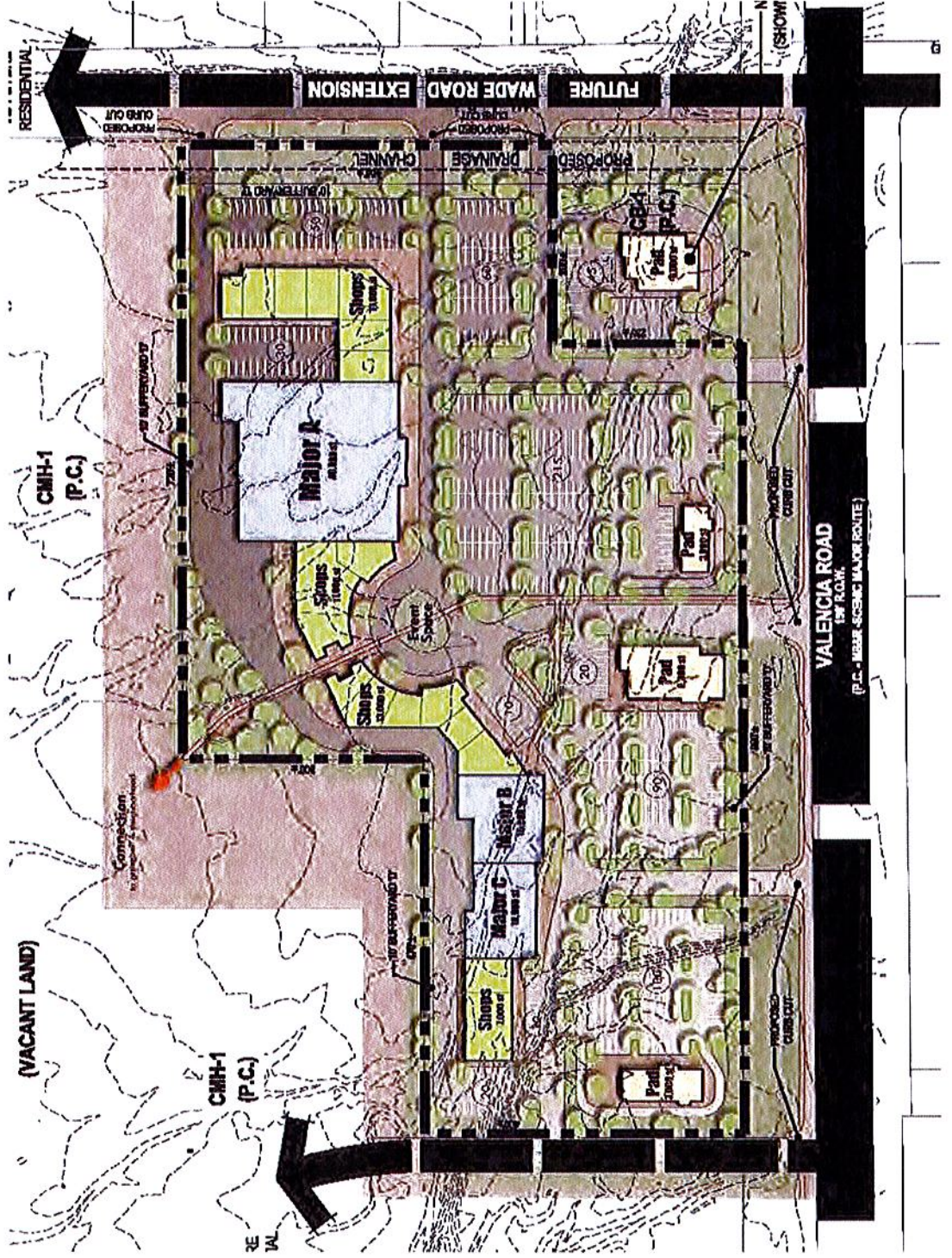
Any such areas shall have direct access to the public sidewalk network, and such features shall be constructed of materials that are visually compatible with the primary materials of the buildings and landscaping within the center.

- I. Any site furniture should be conservative in use of sidewalk space and where possible, located to the edge of or off the sidewalk to maintain a clear width adequate to accommodate pedestrian flows.
- J. The principal purpose of bollards is to physically separate pedestrian and vehicular traffic in potential conflict areas. Their use should be limited to safeguarding pedestrians and site furnishings.
- K. Pedestrian connections shall be provided to any trails touching the shopping center boundary, according to the Pima County Trails Master Plan.

Appendix G: Architectural and Aesthetic Concepts

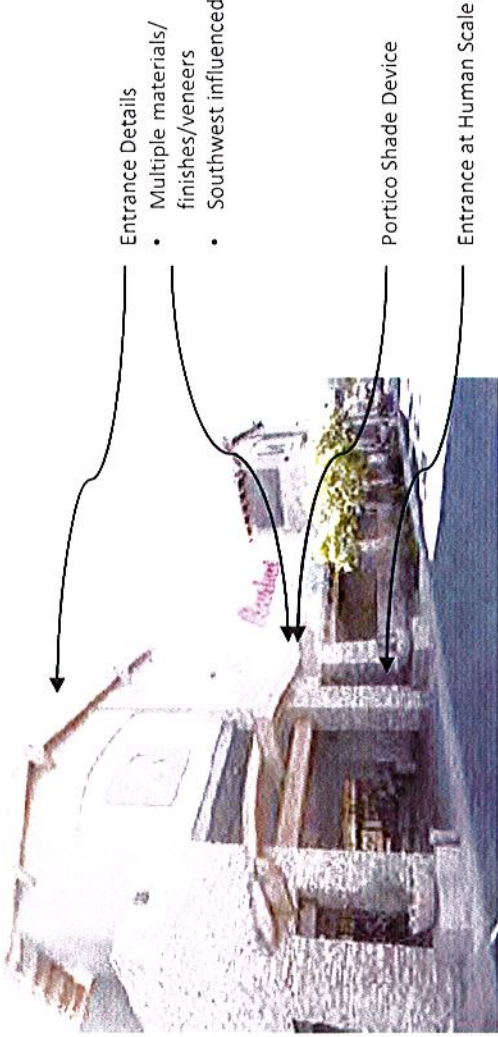
Architectural and Aesthetic Concepts

Tucson Mountain Ranch Commercial Center



Anchor Store Elements

- Major entry framing with distinctive entry feature
- Weather and sun protection to mitigate weather and solar exposure.
- Pedestrian spaces connected to entry to enhance walkability.
- Landscaping to enhance visual aesthetic and provide climatic and solar mitigation.



Anchor Store Entrance Elevation



Anchor Store Side Elevation

Shop Space Elements

- Weather and sun protection to mitigate weather and solar exposure.
- Pedestrian spaces connected to entry to enhance walkability.
- Parking spaces adjacent to shops

Entrance Details

- Multiple colors of stucco finish
- Lighting design
- Southwest influenced color and materials pallet

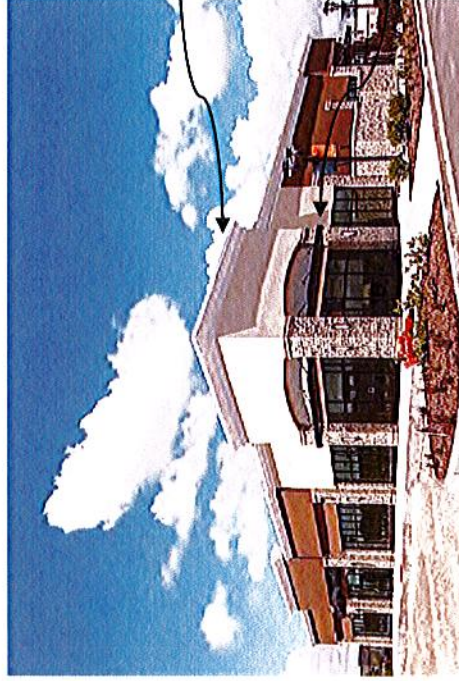


Shade Device

Shop Space Entrance Elevation

Side Elevation Details

- Incorporate roofline details
- Southwest influenced color pallet
- Multiple materials/finishes/veneers



Shade Device
Architectural Detail

Shop Space Side Elevation

Free-Standing Pad Elements

- Potential outdoor patios
- Shading devices with visual connection to street and parking area
- Architectural details on all four sites
- Landscaped areas for aesthetic and climatic enhancements



Entrance Details

- Varied roofline
- Multiple materials/finishes/veneers
- Southwest influenced color pallet

Shade Devices

Free-Standing PAD Entrance Elevation



Architectural Details

- Design elements on four sides
- Landmark elements
- Southwest influenced color pallet

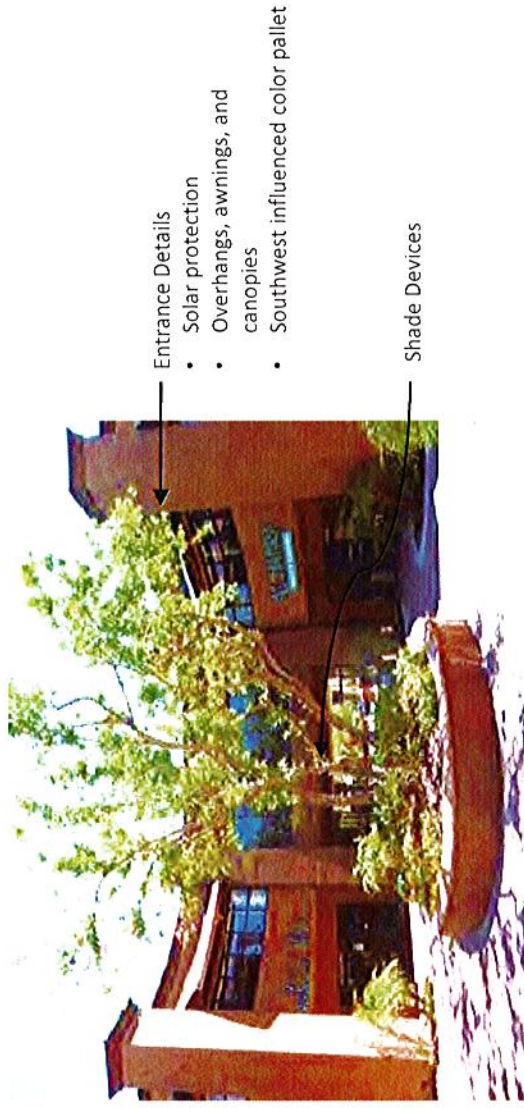
Shade Device Architectural Detail

Water-wise regional landscape design and materials

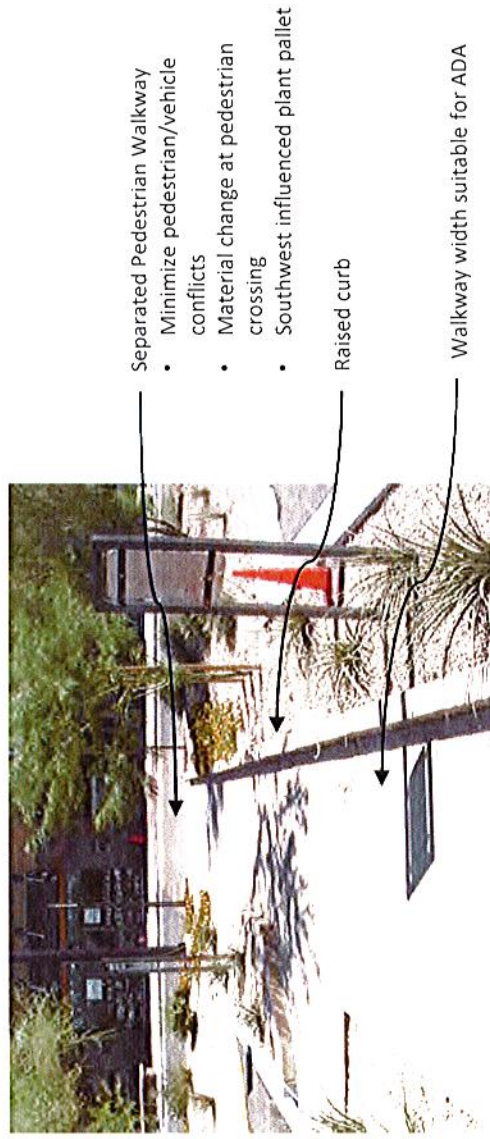
Free-Standing PAD Side Elevation

Pedestrian Window Shopping Area

- Enhanced pedestrian paving such as decorative scored concrete, stained concrete, exposed aggregate, integral colored or textured concrete.
- Pedestrian circulation connected to shop fronts and parking areas
- Centralized location to seating areas



Window Shopping Elevation



Pedestrian Access to Shops



- Separated Pedestrian Walkway
- Minimize pedestrian/vehicle conflicts
 - Southwest influenced plant pallet
 - Signage for wayfinding

Walkway width suitable for ADA

Residential Trail System Connection

- Enhanced landscape and trail connecting the northern boundary with the cluster development trail/road system.
- Pedestrian circulation connected to Event Space, shop fronts and a centralized location