

ELEMENT 4: COMMUNITY CHARACTER AND DESIGN

VISION Community design in the Tucson metropolitan area has evolved over centuries, merging local historical and cultural traditions with today's economic needs and modern tastes. Community design has also been shaped by the region's physical setting, climate, topography, vegetation, and other aspects of the unique Sonoran Desert character. This visual identity has a distinctive southwestern flavor which combines desert and mountain environments with the region's rich heritage and cultural diversity. The blend has inspired various architectural styles to create a mosaic of visual impressions of the region's built environment.



Community design embraces traditional and contemporary styles.

As the region's population grows, local community design issues will continue to be of major importance. New development will be integrated with the natural and built environments. Design parameters will be largely established by the unique physical attributes of the area. The beauty of the region's setting, a desert basin surrounded by mountain ranges and foothills, calls for development design which is environmentally sensitive and compatible with the natural landscape. Low profile homes and buildings will continue to reflect the desire for unobstructed views of the mountains, blue skies, and colorful desert sunsets. Southwestern building materials, subtle desert colors, and low water use plants help development blend with the region's environment. Solar and other energy-efficient design features will be recognized as highly practical in this desert climate where clear skies, warm days, and cool nights are the norm.

Flexible design options, such as clustered development, will maximize opportunities for retention of open space and vegetation. All site improvements and modifications will comply with comprehensive site analysis and development capability requirements. Commercial and industrial uses will be located in suitable places and will comply with high quality performance standards in order to avoid adverse impacts on surrounding properties.



Public art secures a rich cultural legacy for the future.

High quality urban design elements reflected through appropriate style, scale, and arrangement of structures; activities; and land uses are essential in maintaining a positive public image of the region. The vision includes a keen public awareness of the importance of a positive image for attracting new employment and increasing tourism. In addition, a positive visual identity will instill a sense of pride and well-being for current residents and emphasize an attractive community appearance.

The *Regional Vision* promotes high quality design along street frontages, particularly on scenic and gateway routes. It also emphasizes the aesthetic benefits of buffering and landscaping with native plants, or those adapted to our arid climate, that have minimal water requirements and low amounts of pollen. Attractive design of

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pathways, streets, regional parks, activity centers, and other community gathering places will be a high priority.

Controls over strip commercial development will be enforced rigorously to reduce the associated traffic and visual problems. Urban design will also promote distinct neighborhoods and districts, identified by common themes in each area. Preservation of community landmarks and prominent features, as well as the promotion of public art, will evoke a sense of place that is based on the region's unique cultural heritage and Sonoran Desert characteristics.

Livable Tucson Goals

Better Alternatives to Automobile Transportation

Includes improved public transportation system, bicycle- and pedestrian-friendly streets, improved roadways (landscape, lighting, sidewalks, bus stops), and promotion of alternatives to the automobile.

Safe Neighborhoods

Includes how safe people feel in their neighborhoods, crime, policing, and risk perceptions.

Infill and Reinvestment, Not Urban Sprawl

Includes well-planned growth, the management of sprawl, and development in the city's core, rather than on the periphery.

Abundant Urban Green Space and Recreation Areas

Includes recreation and green space within the city, including neighborhood and regional parks, common space, community gardens, bike and walking paths, linear and river parks, trees, and urban landscaping.

Protected Natural Desert Environment

Includes protection of the Sonoran Desert ecosystem and protection of washes, hillsides, open space, and wildlife.

People-Oriented Neighborhoods

Includes designing new neighborhoods and investing in old neighborhoods to promote a mix of commercial and residential uses, a pedestrian focus, landscaping and aesthetics, and interaction among residents.

Respected Historic and Cultural Resources

Includes the preservation and celebration of local landmarks, buildings, neighborhoods, archaeological treasures, open spaces, cultures, and traditions that make Tucson unique.

Successful Downtown

Includes the cultural and commercial aspects of the city center.

Introduction

Community Character and Design policies begin with an overall policy on urban form and character and then focus on major elements that help define Tucson's natural and built environments, such as watercourses, views and community landmarks, streets, and neighborhoods.

Tucson's Urban Form and Community Character



Contemporary Tucson is a thriving desert community whose urban form is reflected in both its natural and built environments. A bird's-eye view of the Tucson metropolitan area shows an urbanized basin encircled by desert foothills and dramatic mountain ranges. This large-scale aerial view encompasses the stunning natural setting of mountains and desert uplands, as well as the Santa Cruz River, a network of tributary washes, and the city's network of streets. Tucson's built environment and large-scale urban form are defined by the transportation network (freeways and the grid of arterial streets) and major activity centers, such as the Downtown, the University of Arizona, the airport and related employment clusters, and regional shopping centers.

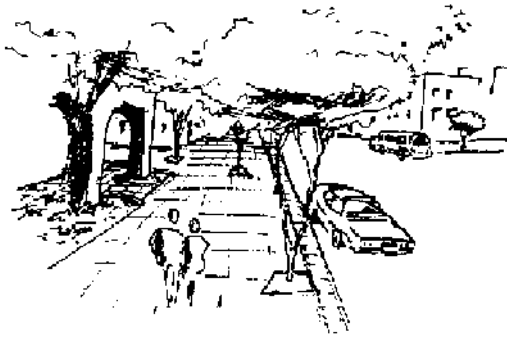
The first impression many visitors have of the Tucson metropolitan area is one of tremendous expansiveness and openness, of 360 degree views and unobstructed horizons, which for many residents translate to a sense of urgency for maintaining Tucson's generally low-profile, low-rise building styles.

Many commentators on cities and urban design suggest that modern American cities are beginning to look alike. National road and building standards, shared technology, and the proliferation of national franchise businesses are powerful forces that mold our common design character. In Tucson, our goal in community design is to search for what gives our city its unique sense of place and, having identified the source of the city's unique "personality," to promote community design that will preserve and enhance that personality. Cities have different personalities that are the composite of their natural setting, settlement history, and urban design. If Tucson's large-scale sense of place is partially defined by its superlative natural setting, the "finer grain" of community design, another facet of our city's personality, is reflected in the city's streets, buildings, neighborhoods and neighborhood-scale activity centers, public spaces, and landscape character.



Tucson's personality, or community character, is evolving from diverse roots. It embraces Hispanic traditions in street design and architecture; the land survey and street grid of 19th century American western expansion; and diverse architectural styles including *Sonoran*, *Victorian*, and *Queen Anne*, common in Downtown historic districts. Other styles include *California Bungalow*, *Mediterranean Revival*, and the *Contemporary Ranch* in the central part of the city.

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Since the city's rapid growth in the decades following World War II, the automobile and the effects of suburban sprawl have heavily influenced Tucson's community design. In spite of this more recent Sunbelt growth, Tucson retains elements of its earlier design heritage. In addition, native and other low-water use plants support Tucson's identity as a Sonoran Desert community, rather than a desert oasis or coastal or Midwestern city. The emphasis on native plants and Sonoran Desert character complements other City energy and water conservation measures.

The visual quality of a city, or its community image, is an indicator of its health and well-being. This is analogous to individual human health and well-being: an ashen pallor may indicate underlying sickness while a robust complexion reflects health and vigor. Tucson's concern with community image is more than skin deep. It is a concern for underlying community quality and recognition that a quality built environment contributes to overall economic, environmental, and social well-being.

Community Character and Design policies and related design guidelines provide important strategies to direct development and redevelopment in positive ways. This will help preserve and enhance Tucson's image as a modern city that values both its environmental resources and cultural traditions.

Major Themes The overall community design theme of the City's *Vision* document recognizes the importance of a *positive community image and quality community design to assist the City in instilling a sense of pride and well-being in the community, assuring quality employment, and improving tourism*. This theme is repeated throughout the *Vision* document and *Comprehensive Plan* policies in several ways. These documents emphasize *sensitive integration of development to complement the natural environment; protection of views; development of attractively designed activity centers and streets; and designing for people at the human scale*.

As noted in the introduction to the Land Use Element policies (Element 2), Tucson's urban form is generally established, therefore, policies stress fine-tuning, improving what exists, and ensuring that new development is compatible with established character. At such time as large tracts of vacant land are to be developed, policies and design guidelines will serve an important role in promoting a more sensitive response to washes, slopes, and natural habitat and more innovative neighborhood design.

Urban Form and Community Image

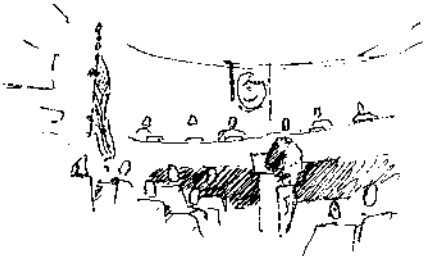
Background Tucson has evolved as a low-profile desert community in response to the basin's natural features, especially its watercourses, and the scenic beauty of the surrounding mountain ranges. To the extent that Tucson's population continues to grow and the city expands its boundaries to include undeveloped and undisturbed terrain, the need to balance development with resource protection will be more critical. Balancing development and environmental values is necessary to maintain Tucson's quality of life and community livability into the next century. A livable, sustainable development promotes long-range community strategies that consider environmental, economic, and social values together. According to the World Commission on Environment and Development, sustainable development "meets the needs of the present generation without compromising the ability of future generations to meet their own needs."



Policy 1: Preserve and enhance Tucson's natural setting, urban form, and community image.

Supporting Policy 1.1 Promote development that is compatible with Tucson's overall urban form, community character, and environmental setting.

Actions



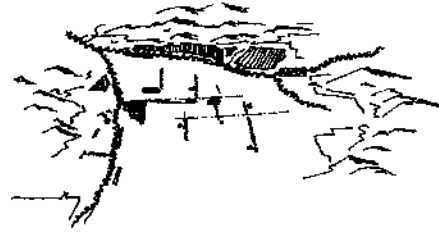
1.1.A Establish community programs to publicize and seek support for preservation and enhancement of community character features, such as open space and natural, cultural, and historic resources.

1.1.B Foster an appreciation of our setting in the Sonoran Desert through the Library's collections and services.

1.1.C Organize and conduct public forums and neighborhood outreach meetings to identify the most important community character features and engage citizens in preservation and enhancement activities. The Library may provide forums for the discussion of critical issues facing a burgeoning population in a desert environment.

1.1.D Publish and distribute to various interest groups (developers, neighborhood associations, community action groups, etc.) a map of community character features to be preserved and enhanced in the city including significant undisturbed areas of the Sonoran Desert for acquisition.

1.1.E Develop programs necessary to preserve natural open space areas that define the urban/rural edge of the community.

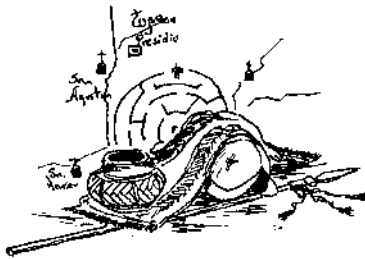


Supporting Policy 1.2 Promote cultural heritage programs that raise community awareness and sense of pride in Tucson's history and traditions.

Actions

1.2.A Continue to consult with representatives from registered neighborhood associations or Historic District Advisory Boards when National Register or local District resources are affected by proposed development.

1.2.B Incorporate site-sensitive design, building techniques, and grading into future development plans to preserve significant sites, buildings, structures, and historic landmarks.



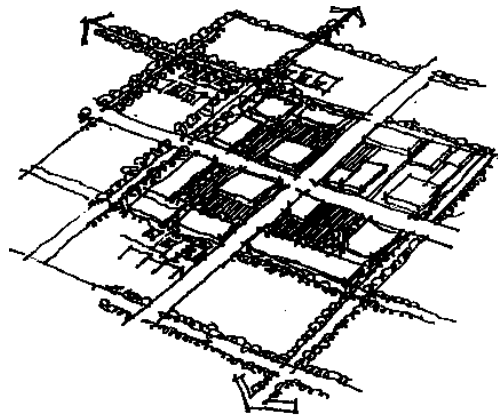
Supporting Policies 1.3 Promote a spectrum of public arts programs and projects, including an expansion of the Percent for Art Program, building on the success of public artworks that have created unique landmarks along streets and linear parks, at civic gathering places, and within neighborhoods.



1.4 Promote the planning and designing of streets and roads to complement Tucson's urban form and be physically and visually integrated into the landscape so that:

Streets in the foothills or adjacent to watercourses will be curvilinear and involve minimum grading and allow modification of curb, sidewalk, and street standards to preserve natural resources; and

In flatter terrain, the existing grid network will remain an appropriate pattern for major streets.



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1.5 Promote a renewed community effort to control visual blight, such as unscreened storage areas and refuse containers, particularly along gateway and scenic routes.

Actions

1.5.A Coordinate with Citizen and Neighborhood Services and Trees for Tucson to support citizen-initiated street and neighborhood improvements, such as street tree planting programs and neighborhood cleanup projects.

1.5.B Develop programs and incentives that enlist the involvement of neighborhood businesses to enhance street and storefront landscaping and improve neighborhood streets, alleys behind businesses, and local streets that access businesses.

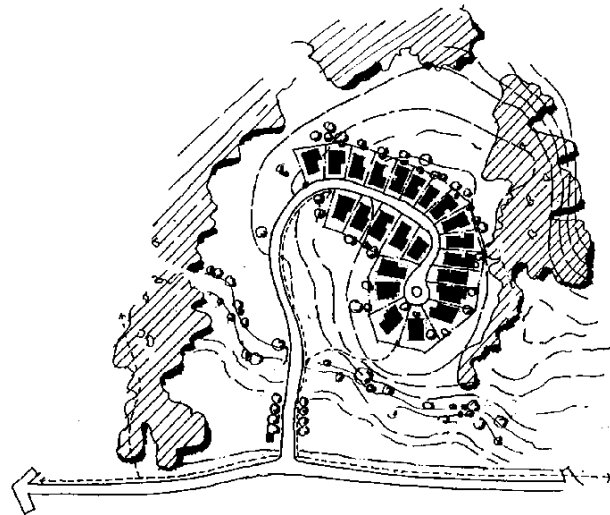
Supporting Policy

1.6 Promote residential development that reinforces Tucson's character and enlivens and provides market support for existing regional and neighborhood activity centers and nodes.

Actions

1.6.A Encourage the development and revision, as needed, of standards and guidelines for the transition of development density and intensity between urban and rural areas; and

1.6.B Promote standards for cluster housing and innovative site planning, particularly in fringe and foothill areas with vegetative and wash resources.



Watercourses

Background



Tucson's natural watercourses are prominent features that perform essential floodplain and groundwater recharge functions. They also are major “form givers” since they help define the boundaries of distinct neighborhoods or districts. They provide important recreational opportunities and wildlife habitat and contribute a unifying element to the region's unique Sonoran Desert identity. These functions should continue to be recognized as valued assets to be preserved and coordinated as part of ongoing planning, engineering, and development review processes.

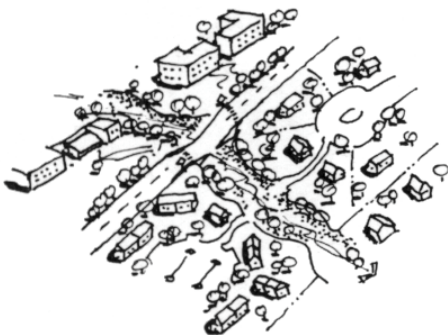
The Interim Watercourse Improvement Policy provides that...protection and preservation of natural drainage systems should be the primary emphasis of City stormwater management efforts. Nonstructural solutions to flooding hazards shall be the preferred strategy over structural solutions.

Policy 2: Protect and restore natural watercourses.

Supporting Policy

2.1 Preserve and maintain those watercourses that are natural and unaltered by development through public acquisition, regulation, and development incentives, such as density transfers and performance standards.

Actions



2.1.A Review and update, as needed, wash designation requirements and the provisions of the Environmental Resource Zone (ERZ) and Watercourse Amenities, Safety, and Habitat (WASH) ordinances. The update should include maps of the resource areas, based on Tucson Stormwater Management Study (TSMS) Habitat Classifications, and other available data.

2.1.B Continue to promote, design, and implement an open space system that utilizes watercourses to establish an interconnected network of riparian habitats.

Supporting Policy

2.2 Continue to promote the restoration and revegetation of degraded watercourses.

Action

2.2.A Prepare, prioritize, and implement a watercourse restoration and revegetation plan based on washes identified as high priority for restoration through the Tucson Stormwater Management Study (TSMS) Habitat Classification or other updated habitat study.



Scenic Views

Background Tucson's natural, cultural, and scenic resources are part of our community legacy. According to results of a citizen survey on Tucson's environmental values, views of mountains, the sky, the surrounding desert, and the community landmarks are priorities for preservation.

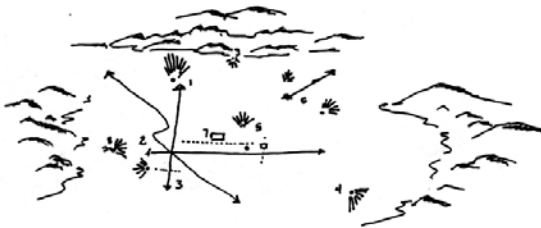
Policy 3: Preserve scenic views of natural features and community landmarks.

Supporting Policy 3.1 Protect views from frequently used gathering places, major streets, and pedestrian paths to provide a sense of place and orientation.

Actions

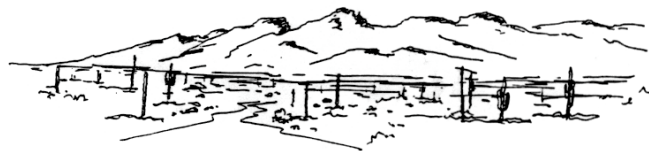
3.2 Protect, restore, and maintain views from high priority viewpoints, by encouraging view path analyses, scenic easements, billboard removal, or other protection strategies for public and private development.

3.3 Evaluate the impacts of high-rise development along scenic and gateway corridors and river parks and support development that is designed to maintain priority views and is located in areas that already have a cluster of high- and mid-rise buildings.



Supporting Policies 3.4 Reduce adverse impacts of development on prominent mountain peaks, ridges, and hillsides by continuing to administer and further refine the Hillside Development Zone provision in the *Land Use Code*.

3.5 Promote the development of bridge design standards to take full advantage of scenic views from wash crossings.



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3.6 Encourage the construction of pullouts and rest areas at high priority scenic viewpoints to accommodate autos, bicycles, and hikers.

3.7 Require that, whenever possible, telecommunications facilities be located, installed, and maintained to minimize visual impact, preserve views, and be consistent with the City's adopted land use plans and policies. Cabling and fiber optics should be installed underground where possible, and the visual impact of cellular towers will be a prime consideration in the City's acceptance and approval.

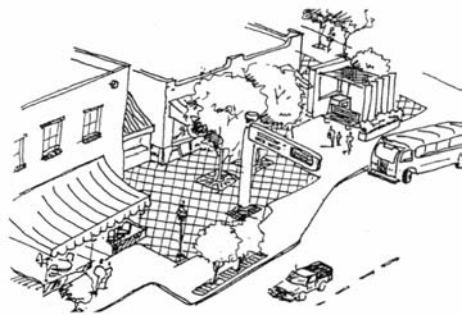
3.8 Encourage residential subdivision design that responds to viewsheds of natural features and community landmarks.

3.9 Review and update, as appropriate, the Scenic Corridor Zone.

Streets and Streetscapes

This policy addresses both public street improvements and private development that affect the streetscape. Actions rest on two basic assumptions: 1) streets are an essential part of our public space and, as such, offer a major opportunity for civic improvement; 2) streets are for people--people on foot and on bikes and in cars and buses; or put another way, streets should be designated to accommodate “alternate modes” of travel and to encourage a balanced, safe, and aesthetically pleasing transportation network.

Background



Since traveling the streets is the dominant means by which Tucson is experienced, street design and maintenance, the relationship of buildings and parking lots to the street, building facades, the type and size of signage, and the type and quality of landscaping along our streets contribute to our visual impression of the community. In addition, streets are conduits for essential public utilities and services. Examples are water, sewer, electricity, gas, a variety of communication utilities, and fire and police protection.

Policy 4: Design and maintain streets to enhance their overall functional and aesthetic quality.

Supporting Policies

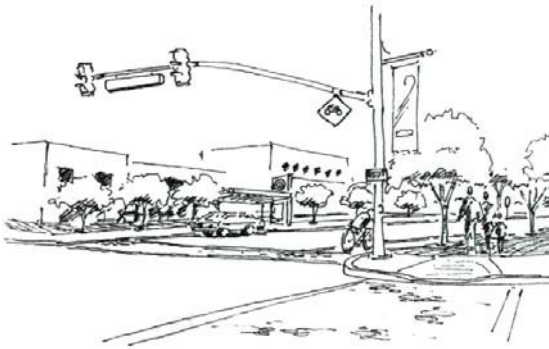
- 4.1 Establish a functional and aesthetic hierarchy of streets in mastered planned and developing areas that promotes:
- 1.) Street classification based on type, use, and visual quality;
 - 2.) Vehicular connectivity integrated with existing adjacent neighborhoods and uses and/or provision for future connectivity with adjacent vacant parcels;
 - 3.) A circulation system designed to strengthen bicycle and pedestrian connectivity to all areas of the neighborhood, including recreation areas and parks, adjacent uses, transit facilities, and activity centers;

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- 4.) Street design to reflect a decreasing width toward the interior of residential neighborhoods as a means of calming traffic;
- 5.) Design elements to include a continuous pedestrian system of a width and design to provide safe egress and appropriate shade and shelter. Special attention should be focused where a pedestrian trail or walkway intersects with and/or crosses the street pattern; and
- 6.) Street design to incorporate appropriate traffic calming techniques, such as neck downs, rumble strips, traffic roundabouts, and chicanes to enhance alternate modes opportunities.

4.2 Continue to develop standards and guidelines to improve the streetscape for alternate modes of transportation.

Actions



4.2.A Consider amendments to the Major Streets and Routes (MS&R) Plan which include a functional and aesthetic street hierarchy (street classifications by type, use, and visual quality); pedestrian, bike, and transit facilities; and new classifications that recognize that roadways may exist and function in a variety of environments. These include “multimodal” or “pedestrian priority” streets (e.g., Mountain Avenue), Historic Routes (e.g., Fort Lowell Road), and Urban Trails (e.g., Old Spanish Trail).

4.2.B Promote design criteria, guidelines, and standards applicable to elements of the street hierarchy that will improve the travel experience for bicyclists and pedestrians by:

- 1.) Considering additional bike routes on redesigned streets, including strategically located collector and local streets where low traffic volumes will promote bike use;
- 2.) Promoting adequate and continuous walkways and sidewalk areas of a width and design to provide safe and appropriate shade and shelter;
- 3.) Strengthening pedestrian linkages to transit routes, bus stops, activity centers and nodes, and other destinations; and
- 4.) Seeking ways to Reduce the impacts of high-speed vehicular traffic at high pedestrian-use intersections by providing median and right-turn lane refuge islands.

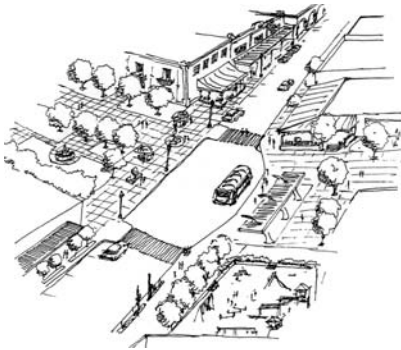
4.2.C Continue to fine-tune, as needed, the Street Development Standard (Development Standard 3-01.0) so that the design of streets and roads will be sensitive to the natural topography and to adjacent neighborhoods and business districts by encouraging the designs of:

- 1.) Streets and roads to be physically and visually integrated into the landscape by minimizing cut and fill and excessive grading;

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- 2.) *Street widths to reflect the actual function of streets and roads, so that local streets are designed to accommodate local traffic and reflect a neighborhood scale and character; and*
- 3.) *Particular street segments and nodes on major streets to create a distinct sense of character that reflects the district, neighborhood, or place.*

Supporting Policies



4.3 Promote street maintenance to preserve and enhance existing streets and streetscapes as a means of retaining the value of past investments and improving that of future capital investments.

4.4 Provide assistance to neighborhood groups to develop streetscape improvements, including traffic calming devices, tree plantings, and other visual improvements in and adjacent to the right-of-way.

4.5 Promote incentives to property owners for site and facade improvements along major streets, including grants-in-aid to individuals or business improvement districts and other in-kind or technical assistance.

4.6 Promote the coordination of efforts of government, private developers, and utility firms to improve the appearance of necessary aboveground utility lines and structures.

Action

4.6.A *Promote the establishment of priorities for undergrounding existing overhead utilities, with the Downtown and designated scenic and gateway routes receiving top priority. In addition, opportunities for undergrounding improvements should be coordinated with trenching for other utility maintenance and street improvements.*

Supporting Policies

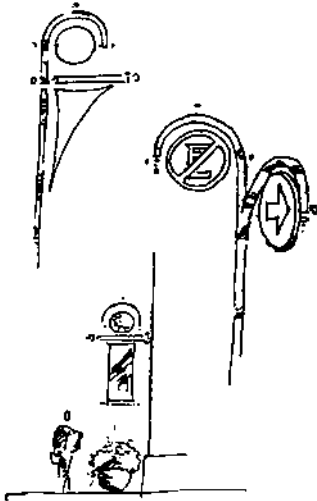
4.7 Support residential development patterns, such as cluster housing and mixed-use development, that minimize street and utility requirements.

4.8 Promote the improvement of the quality and effectiveness of sign regulation, standards, and administration.

Actions

4.8.A *Provide more support and resources to enable enforcement officers to routinely monitor, investigate, take enforcement action, and remove illegal signs.*

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4.8.B Enforce and revise, as needed, City signage regulations and guidelines, including address display standards.

4.8.C Require nonconforming signs to be removed or brought into conformance as a condition of rezoning, development plan approval, or change in land use.

4.8.D Develop incentives and other programs that remove or bring into conformance nonconforming signs, particularly in conjunction with roadway and public works improvements.

4.8.E Prohibit the relocation of nonconforming signs that have been removed due to construction of roadway and other public works projects.

4.8.F Review and update the Sign Code, if necessary, to address safety and aesthetic issues dealing with murals, temporary and tethered signs, and signs obscured by vegetation or other objects.

4.8.G Review and update, if necessary, the City-County intergovernmental agreement dealing with address display.

Supporting Policy 4.9 Promote the planting of street trees to provide shade for the pedestrian and visual relief for the driver and bicyclist.

- Actions**
- 4.9.A Develop plant lists with street tree species appropriate to the landscape character of the neighborhood in which the street is located. Planting areas should be designed to promote water harvesting.
 - 4.9.B Investigate incentives and public-private cost sharing to support the planting of street trees.
 - 4.9.C Allow shade structures as a substitute for trees in situations where shade can be provided more effectively through arcades and other architectural solutions or where a more formal effect is desired.

Neighborhood Identity and Visual Character The identity and visual character policies complement land use, transportation, and housing strategies listed in the Land Use Element (see Element 2).

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Background



A livable community is a composite of healthy neighborhoods. In Tucson, neighborhoods vary greatly in age, style, atmosphere, and scale and provide alternative lifestyles appealing to different types of people. The greatest potential for achieving strong, healthy neighborhoods is through the combined efforts of neighborhood residents, City agencies, schools, and local businesses. In neighborhoods where infill or redevelopment is possible, local designers and builders can make positive changes project-by-project, block-by-block through development that will add quality and value to the neighborhood. In undeveloped areas, new subdivisions can reflect more innovative site design to give unique character to the subdivision. Libraries serve as community meeting places, are a hub for civic action, and support neighborhood improvement. A strong, active neighborhood association that represents a broad cross section of neighborhood residents and businesses is an important ingredient for long-term neighborhood stability.

Policy 5: Promote neighborhood identity and visual character.

Supporting Policies

5.1 Encourage neighborhood associations to record, publicize, and disseminate to potential developers and the City Planning Department the list of features characterizing their area.

5.2 Encourage neighborhood associations, in coordination with appropriate governmental agencies, to provide signage that identifies sites of historical or environmental significance in the area.

Action

5.2.A Continue to identify neighborhoods eligible for listing on the National Register and assist them with applications to the State Historic Preservation Office; if already listed as a National Register District, evaluate the advantages of local historic district designation.

Supporting Policy

5.3 Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.

Actions



IN COMPLIANCE

Design	<input checked="" type="checkbox"/>
Architecture	<input checked="" type="checkbox"/>
Materials	<input checked="" type="checkbox"/>
Roofs	<input checked="" type="checkbox"/>
Windows	<input checked="" type="checkbox"/>
Signage	<input checked="" type="checkbox"/>

5.3.A Review and revise, as necessary, the City's Design Compatibility Report requirements to assure the following key features continue to be addressed:

site content

building scale and height

views and scenic resources

recreational amenities

schools

bicycle and pedestrian circulation, including

pedestrian connections to site amenities and adjacent neighborhoods

access to transit

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other site and architectural design considerations as outlined in policies and the Design Guidelines Manual

5.3.B Review and revise, as necessary, the City's Environmental Resource Report requirements to assure the following key site features continue to be addressed:

native vegetation

washes and topography

wildlife habitat

views and scenic resources

the neighborhood's archaeological, historical, or cultural resources, particularly if the neighborhood is a City-designated Historic District or eligible for the National Register of Historic Places

the site's open space and trails amenities

other site and environmental considerations as outlined in policies and the Design Guidelines Manual

Supporting Policy 5.4 Promote subdivision design that responds to the physical characteristics of the site, adjacent land use patterns, and unique visual qualities. Street design, lot size and layout, building orientation, and pedestrian and bicycle circulation should together help to create a cohesive, distinct neighborhood that is an asset to the larger community. Unconnected and/or monotonous designs and repetitive building footprints and orientations should be avoided.

Action 5.4.A *Encourage and assist residents and neighborhood businesses to pursue projects that will improve the image and environmental and aesthetic quality of the neighborhood. Examples include housing rehabilitation, street and alley cleanup, traffic calming, bus stop enhancements, street tree planting, and tot lots and pocket parks.*

Supporting Policy 5.5 Promote upgrades to neighborhood infrastructure, including sidewalks and street lighting, and improvements to the existing housing stock.

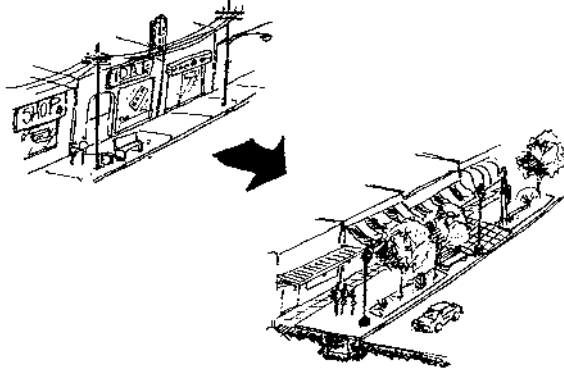
Actions 5.5.A *Consider incentives for telecommunications providers to install infrastructure, not only in newer areas, but also in older neighborhoods to increase opportunities for all citizens have access to high-tech telecom services.*

5.5.B *Evaluate the potential for public-private cooperation to extend telecommunications and government services to underserved neighborhoods.*

Supporting Policy 5.6 Encourage builders/developers to incorporate neighborhood recommendations on proposed development plans to provide designs, buildings, signage, and landscaping plans that are compatible with overall neighborhood character.

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Actions



5.6.A Require builders/developers to notify and offer to meet with affected neighborhood associations and property owners regarding rezoning requests.

5.6.B Investigate ways to improve design compatibility by including neighborhood review of development plans for those sites requiring special development options.

5.6.C Encourage City agencies, particularly the Departments of Planning and Transportation, in coordination with the Office of Citizen and Neighborhood Services, to notify affected neighborhood associations of rezoning requests, development review meetings, and major public improvement projects.

Supporting Policies

5.7 Public and civic buildings should enhance the identity of an area, as well reinforce connections with the past in older neighborhoods. This may include:

- 1.) Placing buildings in central locations as highly visible focal points;
- 2.) Facing the buildings toward public streets; Locating facilities close to transit stops;
- 3.) Promoting architecture to elevate the prominence, permanence, and civic importance of the structure through enhanced height, mass, and materials.

5.8 Encourage the use of both general and pedestrian scale lighting in public spaces that promotes safety and discourages crime, creates an inviting nighttime atmosphere, and does not intrude upon neighboring properties.

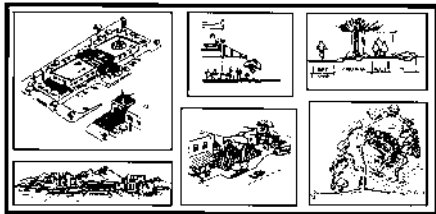
5.9 Promote safer use of public space and facilities through careful attention to walkways, paths, streets, lighting, traffic patterns, and location and hours of operation.

5.10 Encourage housing design and block layouts that discourage crime by reducing the availability of crime targets, removing barriers that prevent easy detection of crime, and increasing physical obstacles to committing a crime.

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Quality in Design The *Design Guidelines Manual*, and other departmental help documents, focus on site and building design elements, including the location and orientation of buildings, grading and wash treatment, circulation and parking, architectural character, signage, screening and buffering, and landscaping. A creative response to these guidelines will promote new development and redevelopment projects, including public projects, that are designed to protect the integrity of existing neighborhoods, complement adjacent land uses, and enhance the overall function and visual quality of the street.

Background



The guidelines serve as a useful tool for design professionals engaged in site specific design and will result in more attention to design context, architectural variety, compatible scale, and pedestrian and bicycle access and amenities. Use of the guidelines in both private and public development projects will promote quality in design and construction to create an enduring community asset. The design ideas and techniques illustrate *General Plan* policies, particularly those listed in this element and in the Land Use Element (Element 2) of the Tucson *General Plan*.

Policy 6: Promote quality in design for residential, commercial, industrial, mixed-use, and publicly-funded development.

Supporting Policies

6.1 All development should incorporate environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.

6.2 Residential development should enhance the quality of life for residents by incorporating safe, innovative design that integrates design elements, such as connectivity, open space, pedestrian networks, and landscaped streetscapes.

6.3 Office/commercial/park industrial development should incorporate solutions and strategies that promote appropriate design elements, such as connectivity and consolidation, while responding to adjacent residential development, improving the streetscape, and enhancing the experience and perception of employees and customers through scale and mass considerations.

6.4 Activity centers should incorporate solutions and strategies that promote appropriate design elements, such as connectivity and consolidation, while responding to adjacent residential development, improving the streetscape, and enhancing the experience and perception of employees and customers through scale and mass considerations.

Element 4: Community Character and Design

6.5 Industrial development should utilize appropriate design elements to mitigate visual, noise, odor, and other potential impacts on adjacent uses while improving the streetscape and contributing positively to the overall function and aesthetic quality of the community.

6.6 Solutions and strategies included in the *Design Guidelines Manual* should be utilized to provide an improved level of community design.

Action

6.6.A *Maintain and improve the Design Guidelines Manual based on the suggestions and experience of design professionals, property owners, and City staff.*

