

EXHIBIT I 11TH AVENUE/DUNBAR-SPRING DESIGN GUIDELINES draft 4

Note: All projects start with 0 points, and proposals must have a minimum of 75 points to qualify.

General

- Prior to preparing a proposal, prospective applicants are encouraged to attend regularly scheduled monthly meetings of the Dunbar-Spring Neighborhood Association for project/design guidance and feedback.
- The applicant must present the preliminary exterior design to the Dunbar-Spring Neighborhood Association for a vote at regularly scheduled monthly meeting. Only those preliminary designs determined to be acceptable by a majority vote of the Neighborhood Association will be accepted by the City of Tucson. The applicant shall provide a summary of neighborhood contact, including the Neighborhood Association vote, with each proposal.
- Proposals accepted by the City of Tucson shall be presented for comment at an “11th Avenue Affordable Housing Project Open House” to be held <<date>> at <<location>>. The City of Tucson shall provide mailed notice of the 11th Avenue Affordable Housing Project Open House to all property owners within the Dunbar-Spring Neighborhood.
- Public comments on the proposals will be accepted in writing at the 11th Avenue Affordable Housing Project Open House, and for an additional two weeks after the open house comments may be submitted by US Mail, by text message, or by email. Comments provided orally cannot be accepted.
- The documents submitted to the Planning & Development Service Department (PDSD) in support of the building permit, including but not limited to the site/development plan and building plans/elevations, shall be consistent with the 11th Avenue/Dunbar-Spring Design Guidelines and the plans and elevations reviewed and approved by the Housing and Community Development (HCD) Department.
- Indicate timeline for construction in proposal. 0-2 years = **+5 points**; 2-5 years = **0 points**; 5 or more years = **-5 points**.
- Project must start construction based on an issued building permit within 2 years of awarded proposal.
- Minimum number of units is seven (7), maximum number of units is twelve (12).

Home Exterior

- Homes shall be single-family attached or detached units. Shared party walls are acceptable.
- Ideal house orientation is rectangle with long walls facing south and north, short walls face E/W.
- The front entrance for majority of the homes shall face 11th Ave or 1st Street.
- Front porches are encouraged for all homes fronting on 11th Ave and 1st Street. A minimum of 50% of homes shall have front porches. Porches shall be minimum 5’ depth, 10’ wide.
- 51% or more homes have front porches = **+10 points**.
- Private courtyards and interior covered porches are allowed.
- Exterior design encouraged to match existing historic houses in the neighborhood. If design shows clearly matching cues of historic design within an integrated design concept = **+10 points**.

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- Studio and 1 bedroom units are encouraged up to 3 bedroom maximum and 1,500 square feet. Desire for smaller homes to match the historic neighborhood. A minimum of three different models or configurations, ranging in size and configuration is mandatory. More than three models, differing in size and configuration = **+10 points**.
- Continuous wall along either street to mimic a row house is optional but encouraged for both 11th Avenue and 1st Street.
- Minimum setback for front yard is six feet, maximum is ten feet.
- Right-of-way (ROW) is open to the public, maintaining a continuous public walkway at least 5 feet wide and kept clear to a minimum height access of 7 feet for the full width of the sidewalk.
- Walls and fencing are allowed in front yards. Opaque fencing materials up to 36” are allowed. Up to 72” at least 75% of the area above 36” shall be left unobstructed and open through the use of architectural elements, such as columns or wrought iron as appropriate to the overall design of the wall/fence and the home. Chain-link fencing is not allowed. Maintain clear sight lines to street from front porch and to front porch from street.
- Parapet walls are allowed, and the perimeter façade can read as a continuous wall.
- Preference for roof types as seen in historic homes in the neighborhood. Gable or Hip roofs with an overhang which match slopes and configuration of historic homes = **+10 points**.
- Recommend metal roofs with overhangs, demonstrate longevity = **+5 points**.
- Deeply set front hung windows and doors with wood trim that face the street = **+10 points**. Fixed and slider windows are not allowed, all windows should be operable. Casement; awning, and double-hung windows are acceptable. Preference for vertical window orientation facing the street.
- Roof decks allowed at rear of property.
- 100% Accessible units are encouraged to be designed for American Disabilities Act guidelines for the ground floor. Units are encouraged to be easily retrofitted, provide accessible and aesthetically pleasing entrances= **+5 points**.

Building Materials and Eco-features

- Exterior building materials are encouraged to be only the following: Adobe with integral color lime plaster, rammed earth, or brick veneer = **+15 points**.
- Stucco finish with integral color over masonry or wood frame is allowable. No exterior insulation and finish system (EIFS) is allowed.
- Exterior walls are encouraged to be masonry, Insulating Concrete Forms (ICF) or similar material for longevity = **+10 points**.
- Provide double-frame (2-2x6’s minimum) with R-38 insulation at all walls facing the street = **+5 points**. Note: must provide integral color stucco to qualify.
- The light reflectivity value of any surface visible from adjacent residential uses or public streets shall meet all City of Tucson requirements.
- All homes shall meet all City of Tucson building code energy efficiency requirements.
- Green Building Certified in Silver or higher by City of Tucson or provide comparable green-building strategy = **+10 points**.

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- If parapets are proposed, provide a cap with a complementary material, i.e. red brick as appropriate to the style of the home.
- Wall heights maximum 14' along 11th Ave and 1st St, can be roof decks at rear (west). Two stories are not allowed. Livable/conditioned space should be single story, but lofts or mezzanines are acceptable.
- High ceilings, 9 feet minimum are encouraged= **+5 points**. Ceilings must be a minimum 8 feet.
- Roof drainage to scuppers or gutters with downspouts. A minimum of 80% of rainwater must be contained on-site.
- Passive water harvesting within the landscape is mandatory.
- Active water harvesting is encouraged on-site = **+10 points**.
- Passive solar design/orientation is mandatory. No home shall shade the neighbor to the north in the winter to prevent solar access. Design to demonstrate with solar studies on how this will be achieved.
- Utilize more than 50% green-building or recycled materials at all houses = **+5 points**
- All outdoor lighting must be dark-sky compliant and full cut-off at all exterior fixtures = **+10 points**.

Elevations (this avoids plain walls with no windows or ornamentation)

- Each elevation should incorporate a range of details and massing (front, side, street-side, rear). Windows shall provide a good view of the street, back yard, and access to south winter sun.
- Provide natural daylight via window(s) in every room of house = **+10 points**.
- “Flat” elevations are acceptable on the west elevation only; all other elevations must include design elements and windows at a minimum.

Parking

- Zero on-site parking encouraged. Proposals which demonstrate effectively meeting City of Tucson requirements with 100% on-street parking= **+10 points**.
- Provide angled parking along 11th Avenue is preferred and paid for by developer = **+10 points**.
- On-street parking permitted by Park Tucson and paid for by developer for 5 years from date of home purchase. = **+5 points**.
- Garages only at rear (west) will be allowed. Garages at rear = **-10 points**. Garages that face a street will not be allowed in any design.
- If on-site parking is proposed with an alley, prefer carport or uncovered parking at rear of property only = **+5 points**.
- On-site parking in the front of the houses (uncovered or carport only) is highly discouraged = **-10 points**.

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Colors

- Exterior walls are encouraged to be integral-color stucco or equivalent. EIFS is not allowed.
- Different colors on trim such as windows, doors, scuppers or overhangs to differentiate houses from each other. Avoid monotonous/repetitive color schemes within the development. Side by side houses shall not be painted the same base and trim colors, at a minimum use trim color to differentiate.

Screening

- Air conditioners and other mechanical equipment shall be screened from view from streets and adjacent houses = **+5 points**.
- Trash and recycling bin storage areas at each home and screened from view is encouraged.

Site Perimeter Walls

- Front yard walls and fencing, shall be low (36" max height of opaque materials from the street side, and 72" overall ht.) that allow visibility to and from the home and full view of the street.
- Site perimeter walls are encouraged to use: stucco, true stone, wrought iron, brick, corrugated metal or salvaged materials. No chain-link will be allowed.
- 75% or more recycled materials at site walls = **+5 points**.
- Uncolored grey block wall is not permitted if design of homes is proposed to match historic homes. Grey block will be allowed to match a contemporary design proposal.

Landscaping

- Landscaping visually defines front yard with native plants.
- Passive rainwater harvesting at entire site is mandated, containing a minimum of 80% of on-site rainwater.
- Existing healthy trees within 11th Ave right-of-way should be protected during construction and preserved in place. Encouraged to meander sidewalk around existing trees. If existing healthy trees are removed in design= **-20 points**. Additionally, until such time as all homes are sold, any healthy trees within the ROW that are removed or damaged during construction shall be replaced by the developer with trees of the same size and species, or at the discretion of the neighborhood, incur a penalty of \$1000 per tree, to be paid to the Dunbar Spring Neighborhood Association. Any such penalty paid to the Dunbar Spring Neighborhood Association shall be used for tree replacement at the project site.
- Landscaping in right-of-way with storm-water harvesting including curb core or curb cuts with appropriate street-side basins= **+5 points**.
- Landscape plants in the front yard/ or ROW shall be selected from AZ Dept. of Water Resources Low Water Use/Drought Tolerant Plant List and be 100% Sonoran Desert native.
- Fruit trees in private yards are allowed. Invasive species of any kind will not be allowed.
- Native, low-water use trees to line street in right-of-way planted every 20 feet to grow a continuous canopy shading street and public walkway once mature = **+5 points**.
- Winter-deciduous native, low-water-use trees to be planted along 1st Street to allow winter sun into homes along 1st Street = **+5 points**.

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Affordable Housing

- Mandatory minimum of 75% of proposed houses are affordable housing (80% of Average Median Income). Clarify in proposal how affordable housing will be achieved with a plan for implementation.
- Prefer 100% affordable housing = **+15 points**.
- Preference for remaining 25% of houses to be workforce housing (120% of Average Median Income, with a maximum income burden of 30%) = **+10 points**
- Prefer affordability in perpetuity and provide demonstration of strategy (must meet minimum of 75% affordable to qualify) = **+20 points**.
- Affordability allowed for shorter amount of time (minimum of 20 years) = **+10 points**.
- All houses must be owner-occupied. No rentals will be allowed.
- Maximum income burden for affordable housing is: TBD.

Total points available = **255**. (Note: A perfect score is not possible, nor required.)

Total negative points = **-45**.