

General Design Guidelines – Dunbar Spring/Salvation Army/11th Avenue Property

General Guidelines: All design items listed in this document must be approved by a Dunbar/Spring Neighborhood Association (DSNA) appointed representative, prior to construction. DSNA shall have a say in the exterior aesthetics of the building and site. DSNA shall have a representative present at meetings throughout the design phase of the project.

Building/Site Design: Homes shall be single family attached or detached units in a row house style. Each home shall have a private courtyard with an interior covered porch and a majority of units shall have a front entrance on 11th Avenue. The homes should incorporate exterior design features found at homes within the DSNA neighborhood. There shall be a significant difference in the floor area of the homes and they shall have a different number of bedrooms (2 bedroom, 2 bath minimum, 4 bedroom 2 bath maximum). The intent of this project is to create a continuous moderately articulated wall along the street to mimic a row house. Maximum front yard setback is five feet; the minimum setback is zero feet. Front porches are encouraged along 11th Avenue.

The homeowner will maintain the Right-of-Way (ROW) area in front of their home and may install landscape or hardscape features in that establish the area as a transition from the public to private realm, pending a ROW use permit. The developer will provide landscaping in the ROW and pay for associated permits for storm water harvesting, including curb cores or curb cuts. The ROW area will be open to the public and fencing is prohibited. The front façade shall extend the full width of the lot. Main entry may be through an interior courtyard enclosed by building walls or a front door under a porch. Row Houses shall have deeply set front hung windows and doors with wooden trim. Windows shall be vertically oriented and be hung-type windows. Parapet walls are mandatory, and the perimeter façade shall read as one continuous wall.

Walls should be smooth stucco/plaster, exposed adobe, or exposed red brick. All exterior walls should be masonry bearing walls. Parapets should be capped with a complementary material in an attractive style, such as red brick. Wall heights shall be 14'-0" maximum along 11th Avenue and 1st street, and can be a maximum of two stories along the west (rear) property lines. High ceilings (9 or 10 feet) are encouraged. Roof drainage should be to the front or interior courtyards of the house, scuppers should project from the building wall, and modest decoration is appropriate. Passive and active water harvesting are encouraged at the interior courtyards. Roof decks are encouraged. The finished floor may be raised above the adjacent curb height to define the private realm. Accessible units shall be designed to integrate and reduce the visual prominence of the accessible route from the street to the front door into the design of the home. The maximum number of units is nine, all designed to be converted for ADA guidelines.

Elevations: Each elevation should incorporate a range of details and massing (front, side, street-side, and rear). The architectural detail of front, side, and rear elevations should be coordinated. Front elevations may incorporate more architectural detail where appropriate to the overall building design; however the level of architectural detail on each elevation should be complementary to the front elevation. "Flat" elevations are acceptable on the west elevation only; all others must include windows or other design elements. Passive solar design/orientation is highly encouraged.

Parking: Zero on-site parking is encouraged. On street parking is preferred. Parking reductions are encouraged, and should be incentivized through the use of bus pass programs and on-site secure bicycle parking incorporated into the design. On-street parking shall be permitted by Park Tucson and shall be paid for by the developer for (5) years from date of home purchase.

Materials: Exterior building materials that face the street should be integral color lime plaster with a smooth finish over a masonry wall. Complementary materials shall be: adobe, brick, rock, wood, or metal. All exterior walls must be bearing masonry, and ICF or similar material are acceptable. Unfinished exposed grey concrete block, is not permitted as an exterior material. The light reflectivity value of any surface visible from adjacent residential uses or public streets should not exceed 50%. Homes shall be Green Building certified by the City of Tucson, and meet or exceed all energy efficiency requirements.

Colors: All exterior walls shall be integral color lime plaster, to eliminate the need for painting. Painting of exterior walls that face the street will not be allowed. Accent paints on street-facing walls should be selected from colors: naturally occurring in the Sonoran Desert, or as approved by the Dunbar Spring Neighborhood. Non street-facing exterior walls can be substituted with exposed red brick, cement stabilized adobe, rammed earth, or as approved by the neighborhood. When used, bright trim colors should be used with restraint. Other than limited trim, the light reflectivity value of the chosen colors should not exceed 50%. Each home shall have different colors on trim such as windows, doors, scuppers or overhangs to differentiate.

Screening: Air conditioning and other mechanical equipment, whether building- or ground-mounted, shall be screened from view from adjacent residential uses and public streets. On-street solid waste and recycling collection service is preferred. If on-street collection is approved solid waste and recycling bin storage areas shall be provided on each lot and screened from view from adjacent residential uses and public streets.

Site Perimeter Walls: Front yard walls and fencing, if used, shall be low (36 inches tall or less) space-defining features that allow visibility from and of the home. Any surface of a site perimeter wall visible from a public street shall incorporate one or more visually appealing

design treatments such as the use of two or more decorative materials like stucco, tile, stone, wrought iron, or brick; a visually interesting design incorporated into block wall surfaces; or varied wall alignments, such as jog, curve, notch, or setback with trees and shrubbery in the voids created by the varied wall alignments. Uncolored grey block is not permitted.

Landscaping: When feasible, incorporate design elements such as low walls, fences, landscaping, and level changes to visually define front yards. Where drainage permits, landscaping shall be provided in side yards. Individual lots should be graded to allow passive water harvesting. Existing healthy trees within the 11th Avenue right-of-way shall be preserved in place. The ROW must be planted and permitted by the developer in front of each home, including associated permit fees.

Landscape plants shall be selected from the Arizona Department of Water Resources Low Water Use/Drought Tolerant Plant List and be native. All trees shall meet Arizona Nursery Association minimum guidelines as to caliper and height.

Guidelines for Affordable Housing: Transfer, Sale, Exchange, Rent or Lease of Property, Refinance, or Cash Out: In the event Borrower(s) transfers, devises, sells, or exchanges, the subject property to anyone other than a family member as defined herein, regardless of the terms or conditions of such transfer, sale, rent, lease or exchange within the first twenty (20) years, the Borrower(s) will repay to the Project, the full amount of the HOME subsidy, plus 2% simple interest annually for twenty (20) years. After twenty (20) years, all accrued and accruing interest will be forgiven and just the principal will be due.

The repayment of HOME funds plus interest, shall be made from the net proceeds of the transaction, and in any event not later than the date of closing of the transaction, regardless of the source of repayment funds. The Borrower(s), will receive from the net proceeds of the sale, transfer, or exchange of the property to the extent possible, the down payment made from their own funds, the portion of monthly payments applied to principal reduction on the mortgage and the value of any major improvements made during the term of this Security Instrument which increases the value of the property.

Shared Equity: HUD requires a 20 year Affordability Period for all new construction. Therefore, the City of Tucson and the Borrower shall share in any increased value in the home from the date of purchase by the Borrower. The equity sharing shall be computed as shown in the following chart (on the next page):

# of Years	Affordability Project	Borrower
1-4	100%	0%
5	75%	25%
6	70%	30%
7	65%	35%
8	60%	40%
9	55%	45%
10	50%	50%
11	45%	55%
12	40%	60%
13	35%	65%
14	30%	70%
15	25%	75%
16	20%	80%
17	15%	85%
18	10%	90%
19	5%	95%
20	0%	100%