

Summerhaven Commercial District Design Standards

Revised March 1, 2004

I. Purpose

These Design Standards are intended to act as a catalysts for the redevelopment of the Summerhaven Commercial District.

1. The context for designing Summerhaven is the 100-year history of building using natural materials.
2. Summerhaven is a destination. The built environment should complement the natural environment and provide a quiet and comfortable presence.
3. Pedestrian safety, access and comfort should shape the design of the Rural Village Center (RVC) Zone.
4. Free-spirited design expressions should be invited in the redevelopment of Summerhaven. The application of these design guidelines should unify the commercial district into a mountain village.

II. Design Review and Approval Procedures

All building permit applications in the RVC shall be reviewed for conformance of the proposed development concept with these standards. A pre-application review is encouraged to minimize investment by applicants in designs that may conflict with these standards. Applicants are encouraged to submit a view shed analysis and perspective or isometric renderings.

A review by the Fire Department is required before a building permit can be issued.

III. Design Standards

Sabino Canyon Parkway R.O.W.

1. Vehicular Traffic System

The vehicular traffic system shall be designed for the safe movement of delivery vehicles, emergency vehicles, bicycles, motorcycles and personal automobiles.

2. Vehicular Parking

Parking for personal automobiles and motorcycles shall be provided in distributed parking areas throughout the RVC, minimizing noise and traffic/pedestrian conflicts. Parking areas shall be designed to facilitate snow removal.

3. Pedestrian System

Compacted trails are recommended for connections from commercial areas to adjacent land uses. Durable, hard-surface pavements (concrete, pavers, etc) that provide accessibility for the physically disabled are required within the RVC where ADA guidelines are applicable.

4. Bicycle System

Bicycles share the vehicular traffic system. Bicycle racks are to be provided throughout the RVC.

5. Landscaping

A native and non-invasive plant species list is attached for use in the RVC. Trees shall be located to provide shade in the summer to pedestrians and outdoor gathering areas, and for sun exposure in the winter. Landscaping shall meet the access requirements of the IUWIC and facilitate snow removal.

6. Lighting

Lighting in the Public Way shall be directed downward and shall conform to the Pima County Dark Skies ordinance.

7. Signage

Private and public informational signage shall be in conformance with the Sign Code and approved by the County Design Review Committee.

8. Public Amenities

Public toilets, telephones, seating areas, trash receptacles, and other street furniture and amenities are subject to these design standards, including review and approval by the Design Review Committee.

9. Utility Infrastructure

Underground utility connections are encouraged. Propane tanks, meters, generators, etc. must be visually screened from the public way.

10. Snow Removal

Snow removal and snow storage areas shall be considered in the design of roadways, trails and parking areas

B. Site Planning

1. Pedestrian Connections

Pedestrian routes are to be provided from adjacent parking areas, village pedestrian systems, and adjacent commercial

areas to provide a continuous pedestrian connections throughout the RVC.

2. Grading and Drainage

Commercial developments in the RVC shall not interfere with historical drainage patterns unless modification is necessary to prevent flooding and erosion of neighboring properties, or public ways. Locate buildings and roadways in a manner that is harmonious with the natural contours of the land.

3. Traffic and Parking

Design driveways and roads that complement the natural contours, and minimize conflicts with pedestrians. Carports, garages and accessory structures greater than 120 sq. ft. are subject to the same design standards as primary buildings.

4. Noise Mitigation

Screen walls are required to mitigate sustained objectionable noise generated by mechanical equipment or other activities that disturb occupants of adjacent properties, including public ways.

5. Residential Privacy

Development within the RVC shall respect privacy of surrounding residential properties.

C. Architectural Design

1. Massing and Scale

Development in the RVC shall be designed in context with adjacent buildings and the natural setting. Submittals for design review shall include sectional studies indicating relationships to existing hillside slopes, building elevations, proposed finished floor elevations, and building heights.

2. Exterior Wall Finish Materials

Proposed exterior finish materials will be reviewed for fire resistance, color, glare, and compatibility with a mountain environment. Reflective finishes that produce glare will not be allowed. Materials considered acceptable include but are not limited to logs (6 inches in diameter and larger), metal siding, metal structural elements, wood shingles, wood siding, and natural stone.

3. Roofing Materials

Materials shall be fire-resistive and low reflective. Rooftop mechanical equipment other than solar panels should be screened.

4. Openings and Glazing

Glazed openings shall be designed to minimize glare. Reflective glass is prohibited.

5. Color

Natural colors are most appropriate. Colored elevations describing all building materials shall be submitted to the design review committee for approval.

6. Lighting

Exterior light fixtures shall be placed and controlled to reduce excess glare and light spillage onto adjacent properties.

7. Patios and Ramadas

Accessory buildings, including patios and ramadas, shall conform to requirements for primary buildings.

D. Landscape Design

1. Walkways

Locate the pedestrian systems to complement the natural contours. An accessible route from parking areas shall be provided.

2. Plant List

Preserve significant/ salvageable plant material. All disturbed areas shall be restored to its previous condition using materials that will prevent erosion. A native and non-invasive plant species list is attached.

3. Irrigation

Irrigation from the public water system shall be restricted for plant establishment.

4. Water Harvesting

Collecting rainwater and snowmelt for the purposes of irrigation is encouraged. Catchment facilities shall be described and illustrated for approval by the Design Review Committee.

5. Fences and Walls

Fences and walls shall be minimized to encourage community use of the natural environment. Barbed wire, chain-link and security fencing (razor-wire, concertina wire) are prohibited. Fences shall be built of natural materials (stone, block, wood) and/ or decorative metals and not exceed 6 feet in height. Fences and walls shall maintain the natural grades with minimal disturbance of the natural features.

6. Lighting

Submittals shall indicate location, type, and design of exterior lighting.

IV. Sustainability

A. Alternative Energy Applications

The use of solar panels and emerging technology shall be encouraged in the RVC, and will require review by the DRC for compatibility in the RVC.

B. “Green” Construction Practices

To conserve and protect the Summerhaven natural environment, development is encouraged to employ green construction practices as described by the U. S. Green Building Council including the following elements:

- i. Recycling construction waste material
- ii. Water conservation/ rain water harvesting
- iii. Recycled materials for construction
- iv. Energy efficiency
- v. Natural ventilation and day lighting
- vi. Certified wood products
- vii. Local/ regional building materials

C. Solid Waste Management

Commercial properties shall provide a screened collection area when a refuse container is used.

Native Plants recommended for Santa Catalina Mountains

8000' in elevation and above (Mt. Lemmon)

Trees

Ponderosa pine (*Pinus arizonica* or *Pinus ponderosa* var. *arizonica*)
Southwestern white pine (*Pinus strobiformis*)
Quaking aspen (*Populus tremuloides*)
Douglas fir (*Pseudotsuga menziesii*)
White fir (*Abies concolor*)
Corkbark fir (*Abies lasiocarpa* var. *arizonica*)
Silver leaf oak (*Quercus hypoleucoides*)
Box elder (*Acer negundo*)
Arizona alder (*Alnus oblongifolia*)
Gambel oak (*Quercus gambelii*)
New Mexican Locust (*Robinia neomexicana*)
Rocky Mountain Maple (*Acer glabrum*)
Big Tooth Maple (*Acer grandidentatum*)
Red osier dogwood (*Cornus stolonifera*)

Shrubs

Snowberry (*Symphoricarpos oreophilus*)
Raspberry (*Rubus strigosus*)
Gooseberry (*Ribes pinetorum*)
Mountain Spray (*Holodiscus dumosus*)
Fendler Ceanothus (*Ceanothus fendleri*)
Coyote or Narrowleaf Willow (*Salix exigua*)

Invasive Plants to avoid planting on Mt. Lemmon

Trees

Tree of Heaven (*Ailanthus altissima*)
Russian olive (*Eleagnus angustifolia*)
African sumac (*Rhus lancea*)

Japanese honeysuckle (*Lonicera japonica*)
English Ivy (*Hedera helix*)
Periwinkle (*Vinca major* and *V. minor*)

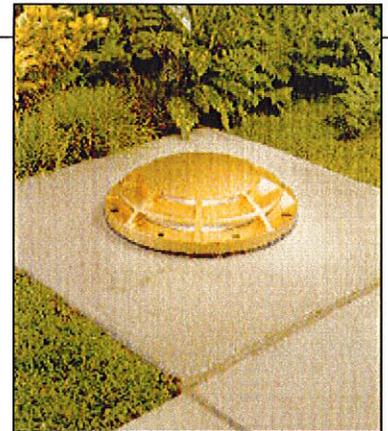
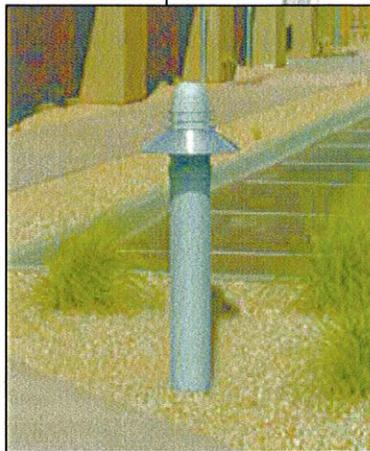
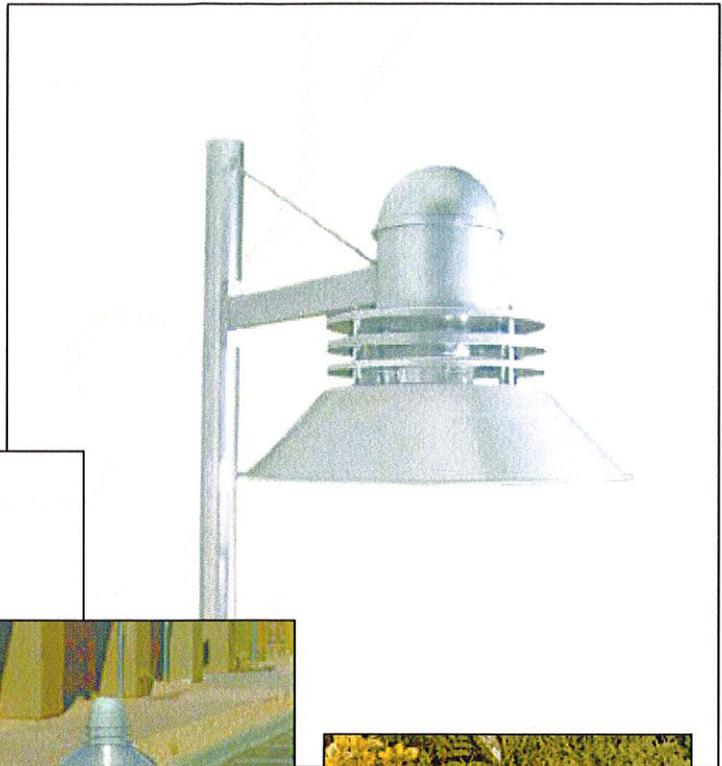
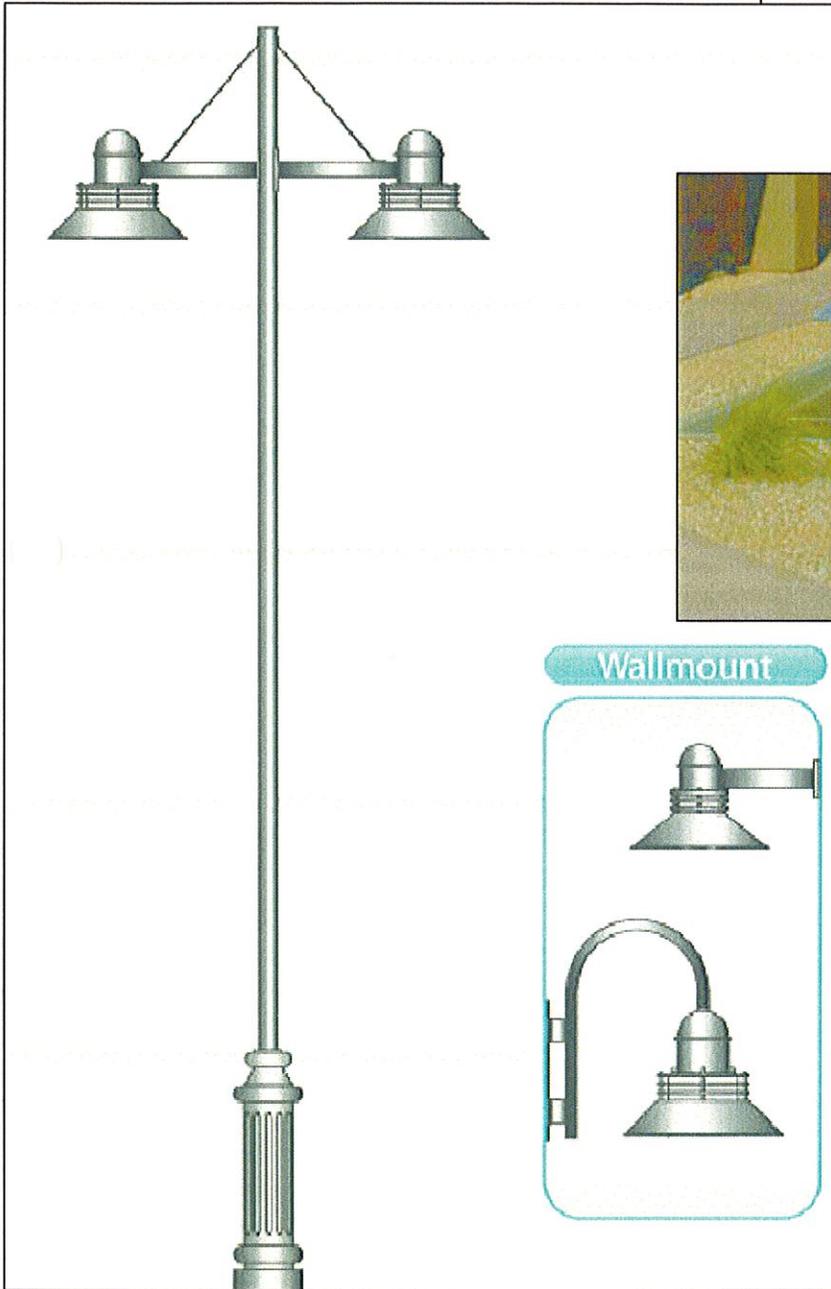
Forbs

Knapweed (*Centaurea diffusa* and *C. maculosa*)
Oxeye daisy (*Leucanthemum vulgare*)
Fuller's Teasel (*Dipsacus sylvestris*)
Common St. Johnswort (*Hypericum perforatum*)
Kochia (*Kochia scoparia*)
Toadflax (*Linaria dalmatica* and *L. vulgaris*)
Purple loosestrife (*Lythrum salicaria*)
Sulfur cinquefoil (*Potentilla recta*)
Mediterranean sage (*Salvia aethiopsis*)
Common Mullein (*Verbascum thapsus*)

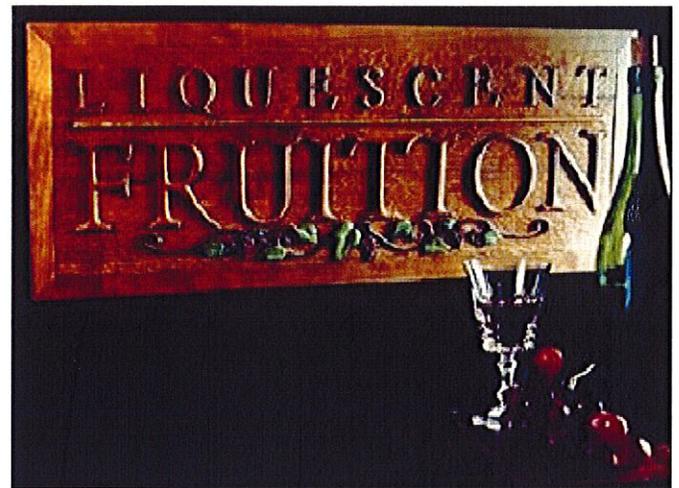
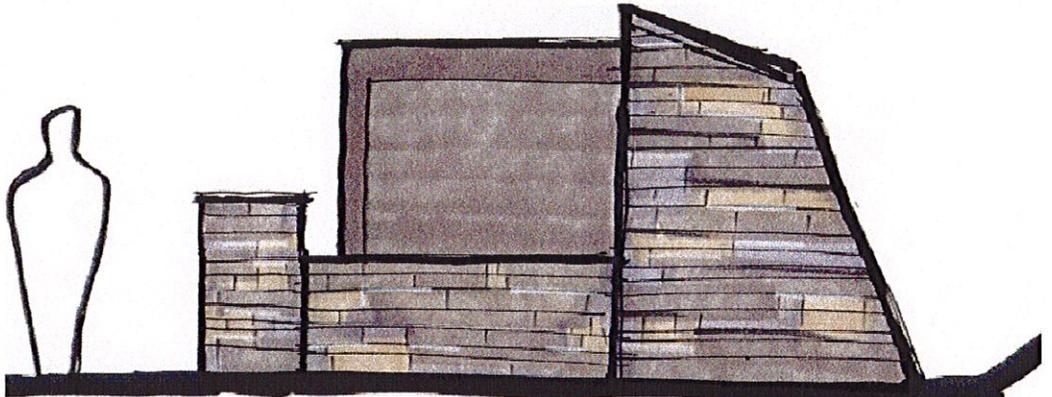
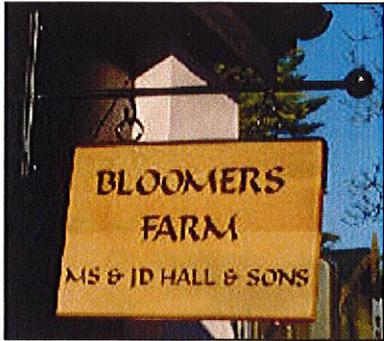
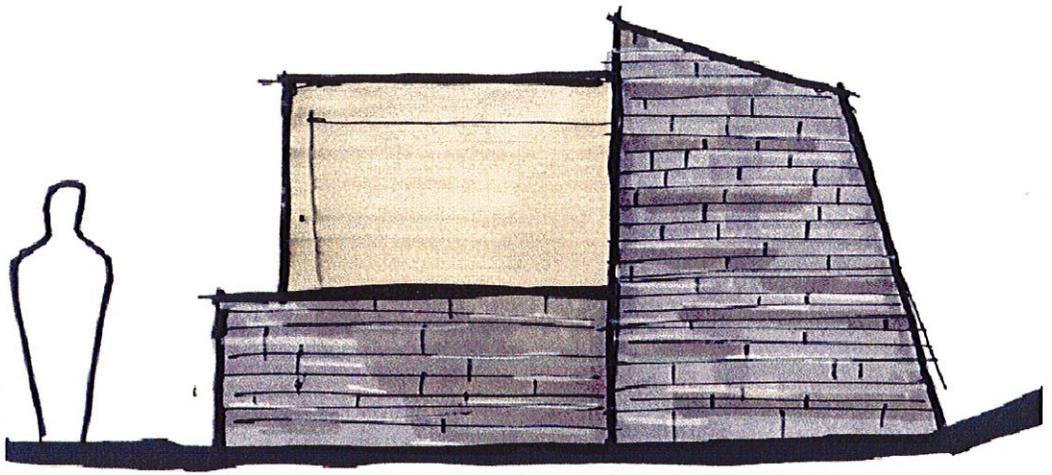
Shrubs

Himalayan blackberry (*Rubus procerus*)

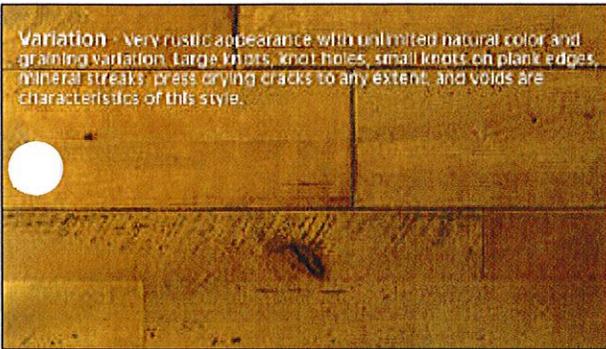
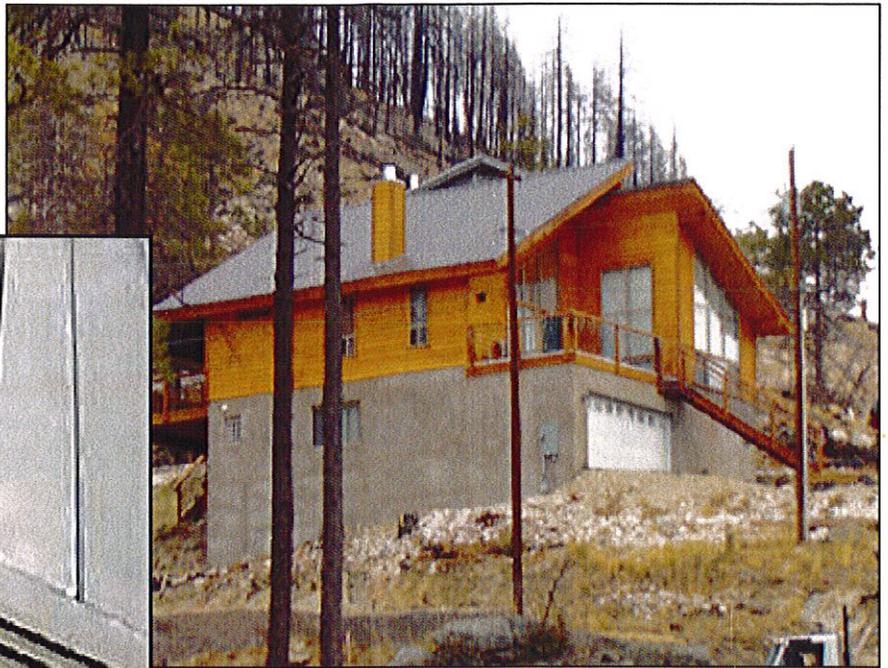
Vines



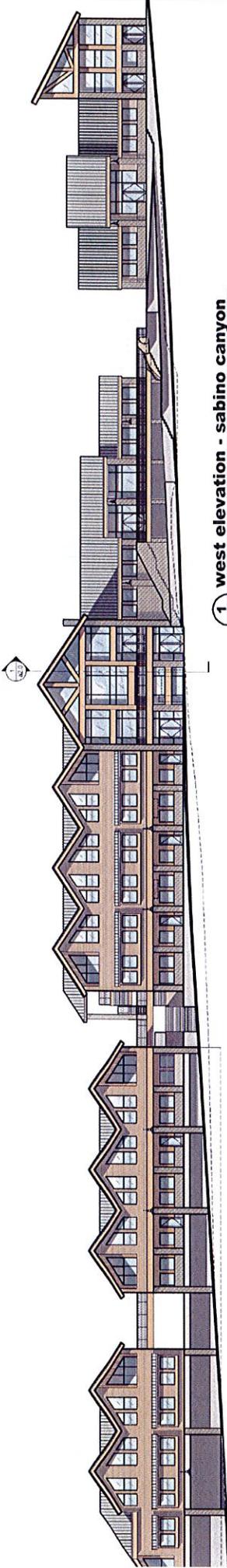
The location of lights for walkways and around patio areas is shown on the plan. There will be two decorative pole mounted lights in the parking area on the east side of Sabino Canyon Parkway. Lighting will also be provided at building entrances and key locations. Ground mount and bollard lighting will be used at walkways.



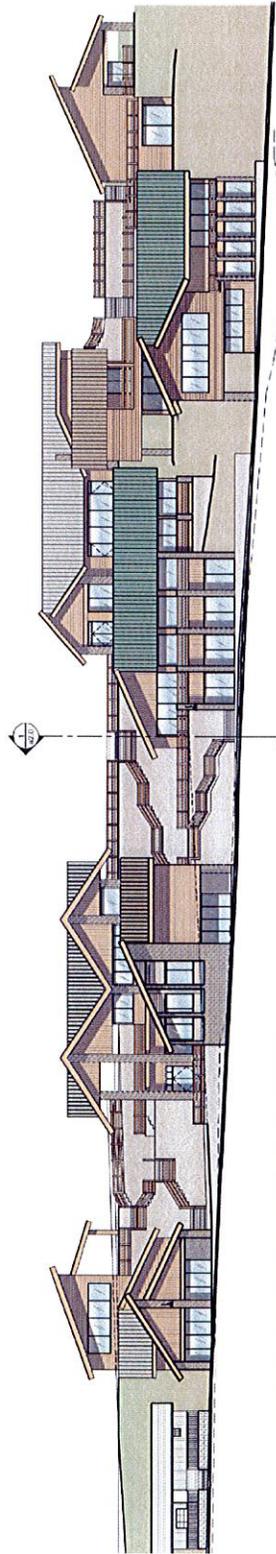
Private retail signage will consist of either text and graphics embossed and painted on wood, or back lit rusted steel/copper cut outs. Owners may choose which type, but only one type may be used in any one building. Monument signage will be of site harvested stone base and rusted metal sign field. All will be rustic in appearance and consistent with the overall design.



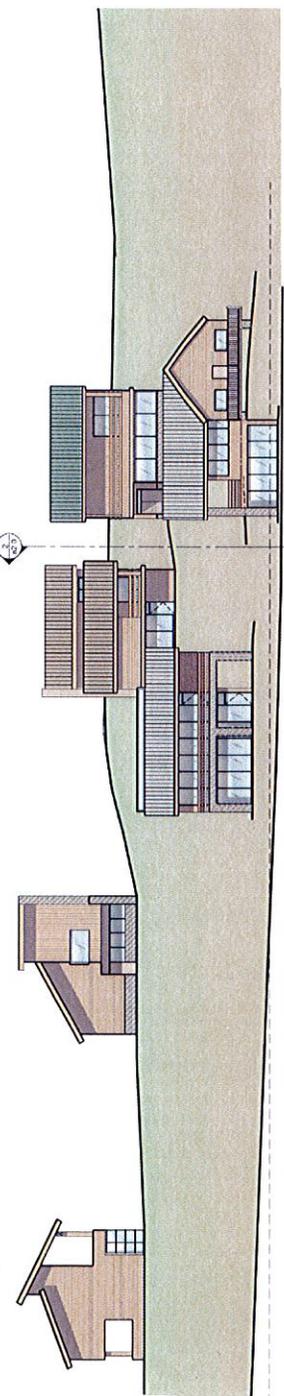
Native stone and wood from salvaged fire damaged trees will be used, particularly visible as stone wainscoting, heavy timber structural elements, and wood siding. Standing seam metal roofs will be of colors consistent with the natural surroundings.



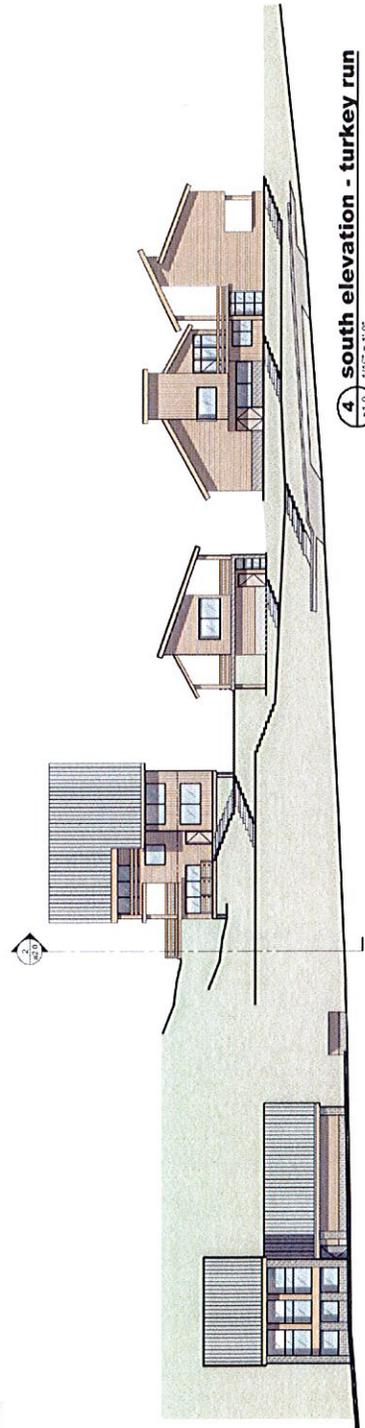
1 west elevation - sabino canyon
 31.0 1/16" = 1'-0"



2 east elevation - sabino canyon
 31.0 1/16" = 1'-0"



3 north elevation - turkey run
 31.0 1/16" = 1'-0"



4 south elevation - turkey run
 31.0 1/16" = 1'-0"