

TAB C-2

CAMPUS PLANNING AND URBAN DESIGN GUIDELINES

PROJECT-SPECIFIC

The Department of Planning, Design & Construction (PDC) will provide urban planning input on facility design projects in the followings ways:

- Capital Projects
 - PDC will develop Design Guidelines for the project (e.g., massing, circulation, setbacks, etc.) and will review the project for consistency with the Comprehensive Campus plan, and/or any other applicable subarea or functional plans.
- Non-capital Projects
 - PDC will offer design input and interpretation of campus plans to A/E Consultants, but will not prepare Design Guidelines specifically for the project.

GENERAL

- The following guidelines were derived from campus planning documents and briefly summarized guidelines for the development of the campus, particularly where visual quality and urban design issues are concerned. The current Comprehensive Campus Plan (2009) can be viewed at the following link:
http://www.pdc.arizona.edu/resources/documents/UACCP-2009Update_Final_web.pdf
- The goal for campus aesthetics is to:

Establish a sense of aesthetic continuity campus-wide, by developing and utilizing design vocabularies and guidelines in the preservation and reuse of existing structures and open space areas, as well as in the design of new facilities and open spaces.
- It should be noted that visual quality concerns cannot be entirely separated from Development and Infrastructure Guidelines, and that, in fact, both aesthetic and functional considerations are operative in any planning and design activity for the campus. These guidelines primarily focus, however, on the visual quality of the outdoor environment, including buildings and other structures, open spaces, and circulation routes.

BUILDINGS AND FACILITIES

- The guidelines outlined below should be employed in designing new buildings and facilities, and in reuse of and/or additions to existing buildings and facilities.
 - Orientation/Placement of Building On-site
 - The following considerations should be addressed in building siting and design: views, circulation, open space, on-site parking, future expansion, microclimate, and existing site features.
 - Indoor-Outdoor Relationships
 - A more active relationship between interior and exterior space than has occurred in most existing facilities is a goal in the siting and design of new buildings and additions. This relationship is sought not only on the ground plane, but at other building levels as well.

- Scale and Massing
 - New facilities are generally becoming increasingly large and bulky. At the same time, these buildings must be compatible with existing buildings often at a smaller scale, and must be humanly scaled at the pedestrian level(s).
- Architectural Style
 - Within the Historic District, all new construction should be as compatible as possible with existing historic structures. This includes overall massing, fenestration, brickwork, and architectural detailing. The State of Arizona Historic Preservation Office will consult in any reuse of and additions to structures listed on the National Register.
 - In predominantly built-up areas already existing on campus, new construction should be architecturally compatible with the existing structures. While contemporary architectural styling is anticipated, appropriate massing, building materials, and detailing should contribute to a sense of visual unity.
Example: Pharmacy Building
 - In new areas of campus development, (such as between Speedway and Mabel, and Sixth and Eighth Streets), a high standard of contemporary architectural excellence is required. The prevailing desert climate should have a major impact on architectural style.
- Building Materials
 - The selection of exterior building materials for permanent facilities should be based on long-term institutional durability and ease of maintenance; texture and textural variety; color palette; energy conservation considerations; cost and availability; and type and use of structure.
- Artwork and Graphics
 - Works of art should be integrated into the design of each building, especially in building entrance areas (indoor and outdoor) and other high-use common areas. This may include sculpture, murals, architectural relief, and/or pavement patterning.
- Strategic Buildings
 - Gateway buildings anchor strategic street intersections which mark entrances to the campus from public arterial streets. A gateway building functions as a highly visible facility, which structures the aesthetic experience of motorists in the vicinity of the gateway. In addition, the building is key to creating an identifiable campus area for the portion of campus with which it is associated. Particular care should be given to the siting of a gateway building in relation to its intersection, as well as to building design, landscaping, and lighting.
 - Landmark buildings anchor activity nodes or major open space areas. A landmark building is designed to be easily identifiable or visually significant, especially to pedestrians, because of its clear or unique form or massing; high figure - background contrast due to siting, scale, color, or architectural style; and/or its prominent spatial location. Special attention should be given to building design and massing, landscaping, and lighting. New landmark buildings should be designed to actively structure and enhance the usable open space they anchor. *Example: Old Main at Main Mall.*
- Parking Structures and Decks
 - The design guidelines for building and facilities set out above generally apply.
 - Because of the massiveness of parking structures, special consideration should be given to building materials, detailing, and landscaping.

- Safety and security should be a primary design consideration, including the location and visibility of vertical circulation, night lighting, and graphics.

CAMPUS OPEN SPACE

- This section summarizes the guidelines which provide the basis for the design and review of landscaping and open space development plans. This is critical to achieving an overall campus character.
- Overall Character - three typical conditions arise, each calling for a distinct design treatment.
 - For malls and corridor-type open spaces (usually involving street closures), as well as formal campus entrances: Refined, formal arrangement of landscape elements (plantings, seating, lighting, pavement treatment, and so on); characterized by predominantly symmetrical pattern and use of repeated elements. *Existing example: Main Mall. Proposed example: Highland Corridor*
 - For transition zones and campus gateways - informal arrangements of landscape elements, either in continuous meandering pattern for linear conditions, or clustered or grove-like pattern for entry/highlight conditions. *Existing example: Park Avenue Buffer. Proposed example: Speedway Boulevard landscaping treatment*
 - For intensively used plaza areas (activity nodes) - utilization of formal, repeated or patterned elements to identify major pathways and building entrances; in combination with informal patterns for seating and other usable open space areas. Introduction of level changes, usable lawn areas, and a variety of hard surfaces is encouraged. *Existing example: "Education Plaza". Proposed Examples: Sciences Concourse, Regents Square*
- View Preservation – the predominant approach recommended in these guidelines is the creation and preservation of vistas into and within the campus, rather than outward toward the mountains.
 - Major vistas along campus streets and open space areas - these provide a linear view for pedestrians, visually organizing the open space and orienting the user; they also provide open space views from buildings facing the open space. *Existing example: Main Mall. Proposed example: Cherry Corridor*
 - View "windows" from arterial streets into campus - these include "windows" created by major openings between buildings (including widening of open space corridors) and the two formal campus entrances along Campbell Avenue. *Existing example: A.H.S.C. Entrance. Proposed example: Olive-Fremont Windows on Speedway Boulevard*
- Animation - to insure adequate animation of activity nodes and open space corridors, the following guidelines apply:
 - A variety of usable open spaces accommodating a range of activities is desirable.
 - For any open space, at least three types of seating should be provided.
 - Uses which draw people and people-watchers should be incorporated.
 - The use of participatory artworks and well designed water features is encouraged.
 - Major pedestrian routes should be incorporated.
 - Bicycle routes and/or major bicycle parking areas should be included.
 - Design elements should be employed to add color and festivity, and thus attract use.
 - Development at multiple levels -- such as sunken plazas, under-and overpasses, mezzanines, balconies, and arcades -- is desirable to encourage people-watching, as well as to provide visual interest.
- Visual Continuity - the design elements in open space development include planting materials; seating; surface treatments; lighting; special features such as food pavilions, transit stops, and information kiosks;

artwork; and associated buildings. Certain elements should be consistently employed on a campus-wide basis to provide visual continuity, harmony, and legibility:

- Palette of theme plantings for repeated use, in particular canopy trees lining pedestrian and bicycle paths.
 - Common building materials and colors for campus architecture.
 - Comprehensive campus signage and graphics system. (*Refer to UA Sign Committee & 2/97 Signage Standards.*)
 - Common surface treatments of pedestrian and bicycle paths.
 - Common lighting fixtures and supports.
 - For existing open spaces undergoing redevelopment, existing elements will be utilized to the extent possible. For new spaces, an overall character should be established which will be used as each new building and associated open areas are developed.
- Crime Preventive Design - the principles of crime preventive design and defensible space should be utilized in the planning and design of outdoor space, particularly for major pedestrian paths and usable open spaces. This means design which discourages criminal activity and encourages visual surveillance by campus users as well as campus police and security.
 - Sufficient night lighting must be provided along major pedestrian routes, in activity nodes, in parking areas and structures, and at major building entrances. The installation of emergency telephones in strategic locations should also be considered.
 - Landscaping and walls should be designed to maintain visibility between heavily trafficked areas, and not as screens for potential intruders.
 - Where possible, elevation differences, view "windows," and vistas should be used to encourage surveillance between intensely used pedestrian areas, and between pedestrian areas and well trafficked streets.
 - Design which encourages development of identifiable open space "territories" with which people associate themselves and neighboring users, is desirable. This is especially appropriate in campus residential communities.
- Screening – shall consist of screen plantings, walls or fences, berms or elevation differentials, or a combination of these measures. For most situations, screening should be a minimum of five feet in height. The following new facilities should be screened from view:
 - trash collection areas
 - delivery/loading areas
 - outdoor storage areas
 - major above grade utility installations
 - most surface parking lots
- Landscaping - at the outset of design of any facility or open space, a thorough site survey should locate and identify all existing on-site plantings. Healthy specimen trees and palms should be preserved "in situ" to the extent possible. If this is not possible, relocation should be considered in preference to demolition. A theme plant palette should be established, listing plants for repeated use on campus to further establish a sense of landscaping consistency. The following characteristics are desirable for plantings on campus:
 - low water requirements/drought tolerant;
 - non-allergenic;
 - ease of maintenance -preference for non-deciduous species dropping no fruit, clean species requiring little pruning;
 - non-invasive root systems;
 - pest and disease resistant.
 - There are certain exceptions to all of the above, depending on location, use, and historical value.

- Barrier Free Design - pedestrian routes and usable open spaces should be designed and landscaped to permit access and use by physically handicapped persons. Buildings, parking facilities and grade-separated crossings must be accessible to the physically disabled as well.
- Campus Legibility - equally important as campus signage in orienting people is the "legibility" of the campus -the capacity of the campus to provide users visual clues as to their location and direction of movement. A number of proposals embodied in the Plan are designed to enhance and augment the legibility of the campus for both the campus community and visitors:
 - Creation of distinct development use clusters or districts.
 - Redevelopment and development of identifiable activity nodes of usable open space (plazas, malls).
 - Use of landmark buildings to further distinguish activity nodes.
 - Further development of transition zones which provide a distinct campus edge along arterial streets and planning area boundaries.
 - Creation of campus gateways, in part defined by gateway buildings.
 - Enhancement and development of linear pedestrian corridors, most with major vistas to be preserved.
 - Use of campus theme plantings and campus color and materials palettes to provide a consistent, coherent "background" for special features (above).
 - Preservation of the historic district and wall of the campus.

CAMPUS TRANSITION ZONES

- The goal for University interfaces with non-University uses is as follows:

Treat functional and aesthetic interfaces with neighboring commercial and residential areas and with city streets as sensitively as possible.

- Arterial Streets - the following generally summarizes the guidelines applicable to city arterial streets. The purpose of the guidelines is to provide a high quality visual experience to motorists passing the University, as well as to cooperate with the city in maximizing the safety and efficiency of arterial streets. Treatment of the arterial street "transition zone" is incorporated into these guidelines.

- Building design:

- Limit building heights in proximity to the street to 4 to 5 stories. Step back any structures immediately adjacent to street if possible.
- Present a pleasant facade to the street, not an apparent "backside" of the building.

- Street treatment:

- Provide a continuous landscaped buffer along the street, retaining a sidewalk parallel to but not necessarily abutting the roadway.
- Further develop the existing landscaping pattern, if any, or establish a new pattern.
- Accommodate underground utilities.
- Encourage city to retain or install landscaped median.
- Provide directional graphics as needed.

- Visual access:

- Retain formal campus entrances.
- Provide designated campus gateways.
- Develop the proposed "windows" into the campus.

- Auto circulation:

- Close local streets as proposed in a timely manner, in cooperation with the city and adjacent neighborhoods.
 - Encourage Suntran to provide service at transit stops and terminals.
 - Work with the city in the design of arterial street widenings, grade-separated pedestrian/bicycle crossings, University parking structures, and intersection signalizations.
- Neighborhood Interface - in the Comprehensive Campus Plan, transition zones or buffers are indicated along the campus planning area boundary, adjacent to local streets and neighborhoods. These guidelines apply to the treatment of the transition zone or buffer, providing as sensitive a relationship by the campus to its neighbors as possible.
 - Timing
 - Recognize that development can occur at the current edge of the campus, versus at the campus boundary at full build-out. Therefore, some development may appear intrusive or insensitive to neighbors during the interim period. There also may be awkward circulation patterns on a temporary basis.
 - Screen new parking lots designated "permanent" or to be in place more than three years, with landscaping and/or walls or fences.
 - Implement the continuous buffer treatment (see below) as opportunities arise.
 - Uses
 - Place uses at the planning area boundary which are as compatible as possible with neighboring uses.
 - Maintain uses to a standard that is consistent with and will not detract from the overall appearance of the neighborhood.
 - The most appropriate uses are day-time oriented, creating no nuisances or disruption to neighbors, in particular the location of greenhouses in a "precinct" in the southwest quadrant of campus at Eighth Street and Park Avenue. *Examples: office uses, research facilities with no unusual noise or radiation concerns, such as greenhouses.*
 - Adult or graduate student housing is preferred to undergraduate housing.
 - Recreational facilities are appropriate if spillover noise and lighting can be controlled or night use limited to specified hours, and/or public neighborhood usage provided.
 - Mitigation of Possible Nuisances - the following are potential nuisances to neighbors, and should be mitigated to the extent possible during design:
 - Auto traffic volume and noise (see below).
 - Street parking (see below).
 - Spillover lighting.
 - Spillover noise.
 - Pedestrian traffic in high volumes.
 - Night usage.
 - Fumes or odors.
 - Shadow patterns (solar accessibility).
 - Run-off/drainage.
 - Criminal activity and vandalism.
 - Auto Circulation and Parking
 - Provide routes internal to the campus to accommodate most University traffic.

- Provide access to University buildings from internal campus streets; remove existing driveways entering local neighborhood streets where and when feasible.
 - Limit access to residential neighborhoods from the campus to selected streets, while closing most local streets within the campus planning area. Minimize parking impacts associated with the loss of on-street parking, such as the proposed closure of Fifth Street and Tyndall Avenue.
 - Cooperate with the city and neighborhoods in implementing the residential parking permit programs where necessary and the metering of street parking.
 - As a goal, bring all University-related vehicles into the campus parking system (including daily fees, metering, and annual permits).
 - Support city and neighborhood efforts in the installation of appropriate traffic control devices outside the Planning Area which has the net effect of reducing University related traffic impacts.
- Visual Quality
 - Building design:
 - Limit building heights at the campus perimeter to 2 to 3 stories.
 - Encourage the use of "step-back" designs (going from one or two stories, then up as further away from the boundary), especially adjacent to single-family residential areas.
 - Screen outdoor storage, refuse collection, and loading/delivery areas from view.
 - Where feasible, break up bulky structures into smaller masses and/or orient the long sides of buildings perpendicular to (not parallel to) neighborhood boundaries.
 - Consider the use of berming to reduce the perceived height of buildings.
 - Landscaped buffer:
 - Provide a minimum building and parking lot setback of 25 feet from the local street right-of-way for all new permanent construction.
 - Develop the setback as a continuous landscaped buffer, incorporating screen plantings; berms, walls, or elevation changes where feasible; a sidewalk a minimum of 5 feet in width; and night lighting.
 - Coordinate design of the perimeter landscape buffer with appropriate neighborhood constituencies, and be sensitive to existing historical streetscape elements.
 - Where campus streets intersect local neighborhood streets, plant the University street corners with more intensive and/or accent plantings.
 - Adjacency to uses to be retained:
 - For new construction, provide a minimum building and parking lot setback of 10 feet from the property line of uses designated for retention in the area plans.
 - Develop the setback as a landscaped strip, with screen plantings and/or walls, fences, or berms.

End of Tab C-2