

City of Tucson 2013 Downtown Gateway Redevelopment Area Plan

In April 2012 the Mayor and Council passed a resolution to adopt the Downtown Gateway Redevelopment Area and “central business district”. The Redevelopment Area will establish mechanisms to create significant economic development activity as a catalyst for other development with a focus on underutilized and vacant property. Specifically, the redevelopment area allows the City to activate the Government Property Lease Excise Tax (GPLET) program.

Once a Redevelopment Area has been adopted, State law requires that a Redevelopment Plan be drafted for the Redevelopment Area. According to A.R.S. 36-1479-B, “a redevelopment plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements and the proposed land uses and building requirements in the redevelopment project area.”

The Department of Housing and Community Development is developing this Plan with input from residents and stakeholders who are living, working, shopping and/or investing (doing business) in the Redevelopment Area. Based on distinctive (existing) land use patterns, the area has been divided into five sub-areas. Staff has begun working in Area 1, and will proceed to areas 2, 3, 4, and 5 in sequence over the course of the 2013 calendar year. A draft plan is anticipated in January 2014.

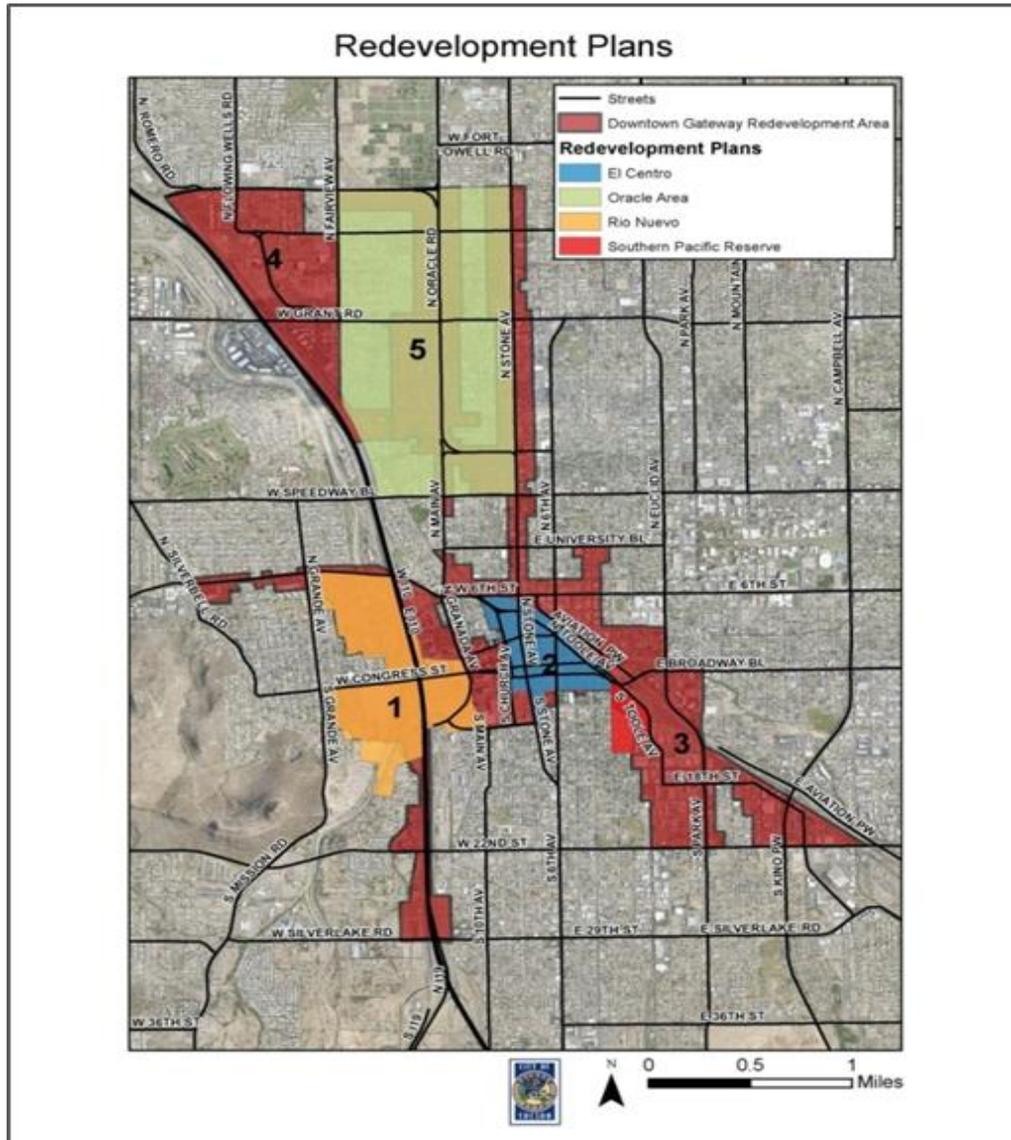
This planning process will incorporate the land use study currently underway for the modern street car line and environs, and the downtown design and research projects underway at the University of Arizona Drachman Institute and Sustainable Cities Program. The Redevelopment Area Plan is the City’s pilot project for a multi-disciplinary, multi-Departmental planning team approach .

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City objective: Create significant **economic development activity** with a focus on underutilized and vacant properties.

State Requirements for Redevelopment Plan (Arizona Revised Statutes 36-1479 B):

- Health and safety
- Population distribution
- Removal of blight
- Infill
- Transportation/circulation
- Utilities
- Public facilities
- Land use
- Design context
- Economic Development