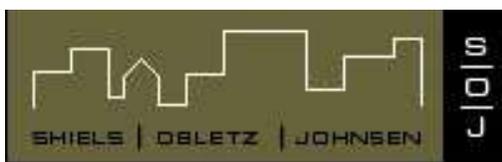




Streetcar Land Use Plan Design Charrette Followup Meeting



Bridging the Past While Building A Sustainable Future



u r b s w o r k s





Streetcar Land Use Plan Design Charrette Followup Meeting



Land Use and Implementation Plan Scope



Land Use and Development Implementation Plan Project Goals

- Analyze properties within the ¼ mile focus area to best prepare them for the appropriate **land use plan, zoning, and design**.
- Identify subareas with **unique characteristics** and concerns.
- Collect and review **input from stakeholders** regarding their concerns, issues and priorities for development along the streetcar line.
- Prepare an **innovative and solution-oriented land use approach** that leads directly to legislative amendments that expedite high-quality development.
- Identify areas along the streetcar line where **higher density/intensity mixed-use** development is appropriate.
- **Recommend policies and standards** for the legislative process to seek development approval.
- Prepare planning area supplemental strategies on **streetscapes, parking and affordable housing**.
- Identify **financing mechanisms** to implement the land use plan.



Streetcar Land Use Plan Design Charrette Followup Meeting



- **Week-long charrette in January**
- **Nearly 50 meetings**
- **More than 650 conversations**

We have been listening...



Streetcar Land Use Plan Design Charrette Followup Meeting



And here is what we heard:

“Our community is supportive of higher intensity land uses along the streetcar corridor.....”

.....as long as “it is done right.”



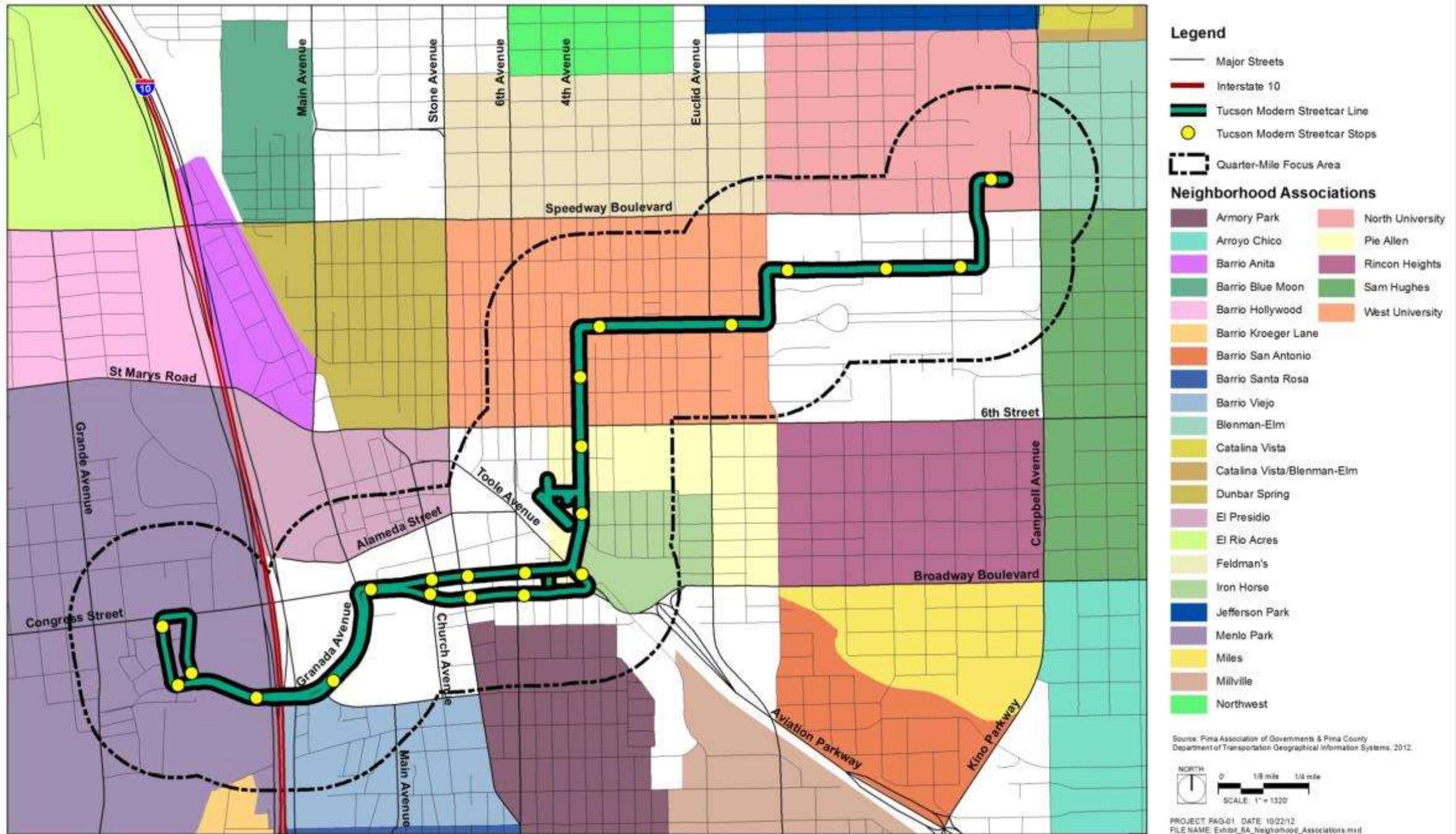
Streetcar Land Use Plan Design Charrette Followup Meeting



Doing it Right...



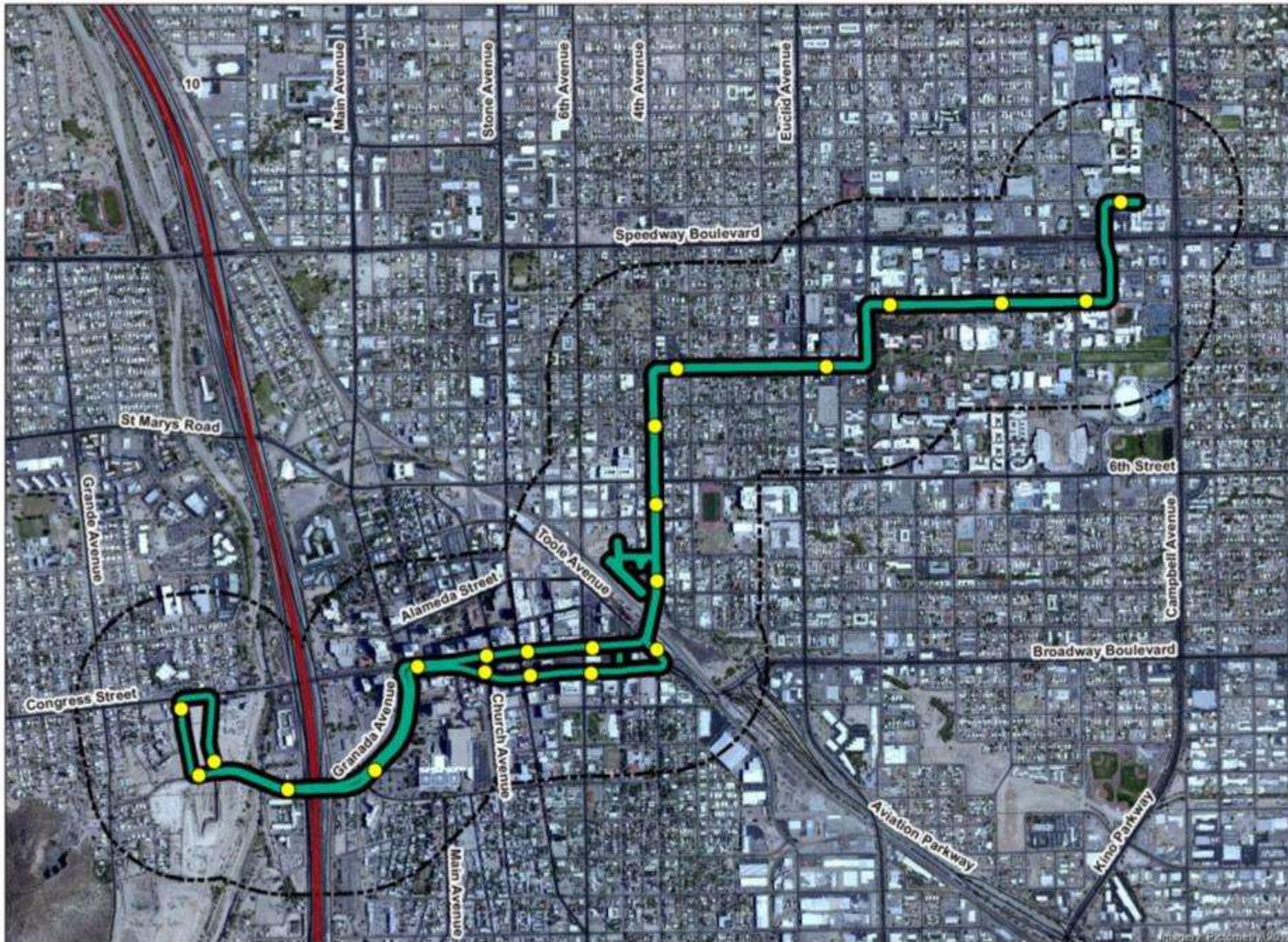
Streetcar Land Use Plan Design Charrette Followup Meeting



Streetcar Corridor Neighborhoods



Streetcar Land Use Plan Design Charrette Followup Meeting



- Legend**
- Major Streets
 - Interstate 10
 - Tucson Modern Streetcar Line
 - Tucson Modern Streetcar Stops
 - ⊞ Quarter-Mile Focus Area

Source: Pima Association of Governments & Pima County
Department of Transportation Geographical Information Systems, 2012.

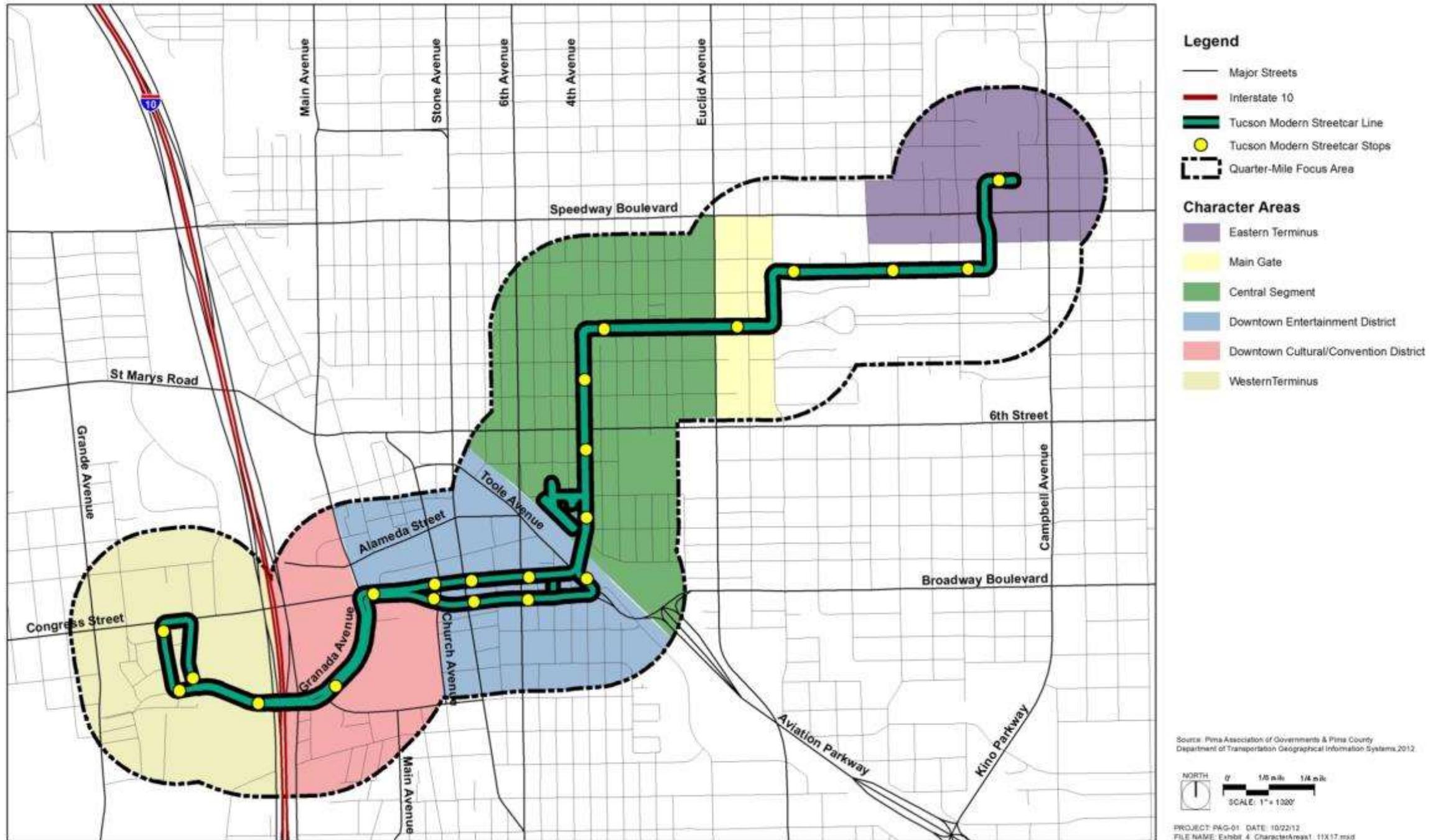
NORTH
0' 1/8 mile 1/4 mile
SCALE: 1" = 1320'

PROJECT: PAG-01 DATE: 10/22/12
FILE NAME: Exhibit_04_Neighborhood_Associations.mxd

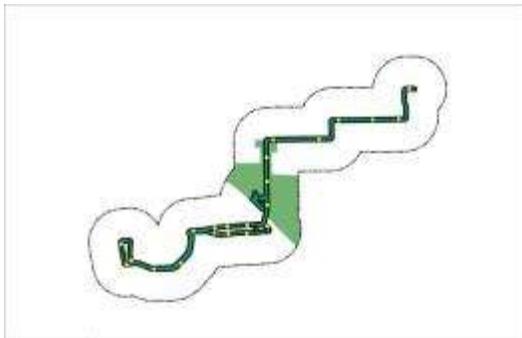
Streetcar Corridor Neighborhoods



Streetcar Land Use Plan Design Charrette Followup Meeting

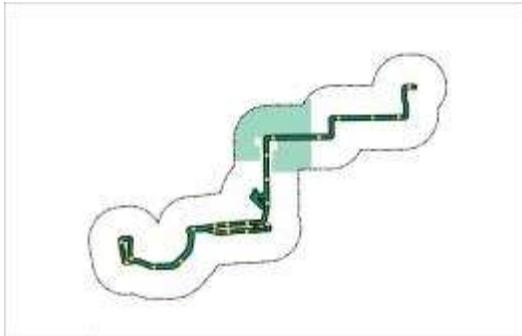


Streetcar Corridor Character Areas



Fourth Avenue Business District

- This is a **thriving business** district offering opportunities for high-quality mixed-use activity nodes, infill development and redevelopment.
- The **Warehouse Triangle** develops as a high-rise, high-intensity district with mixed uses, an arts focus, varied building massing, and quality streetscapes.
- Historic 4th Avenue itself is protected from **inappropriately-scaled development**. New development enhances the area's character. It retains a strong pedestrian scale, safe bicycle access/parking, and a rich public realm.
- **Locally-owned** retail and services predominate.
- A **central parking** structure to the west serves this area.
- The **Iron Horse** historic neighborhood is protected from poorly scaled and inappropriate development.
- 6th Street @ 4th Avenue is a moderately-scaled **landmark activity node**.
- 4th Avenue north of 6th Street continues as a vibrant commercial district, but **respectful of its West University** neighbor.
- **Excess surface parking** is replaced with neighborhood-compatible development.



University Boulevard

- The Historic West University Neighborhood remains protected by its status as an **Historic Preservation Zone** and its listing on the National Register of Historic Places.
- Infill development in the few opportunities is **compatible** in density, character, scale, form, use and height with adjacent development.
- **Streetscape improvements** throughout West University provide comfortable, safe, shaded and green connectivity for pedestrians throughout the area and to the streetcar line.
- Cut-through **traffic and intrusive parking** are controlled.



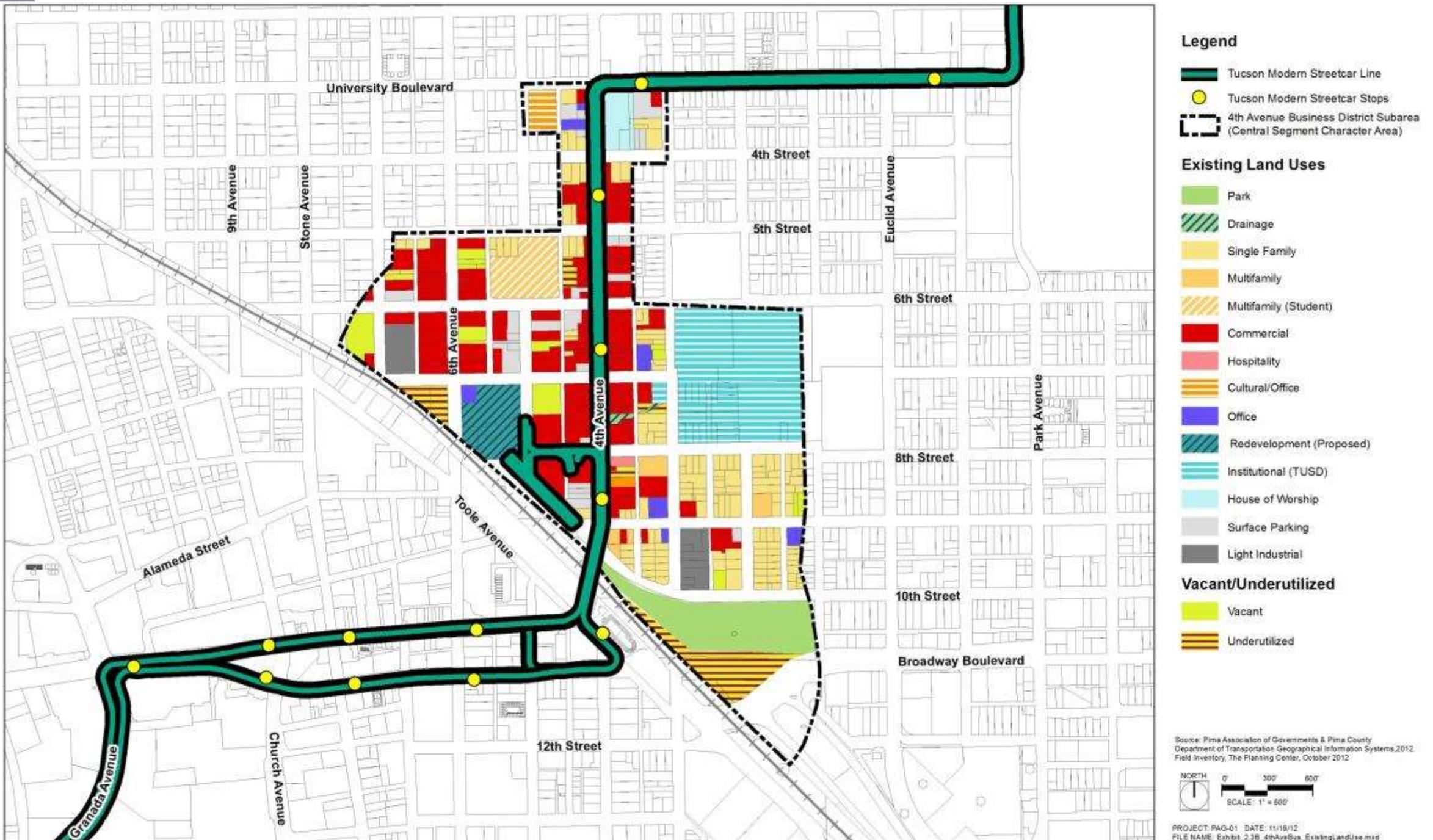
Streetcar Land Use Plan Design Charrette Followup Meeting



Implementing the Vision



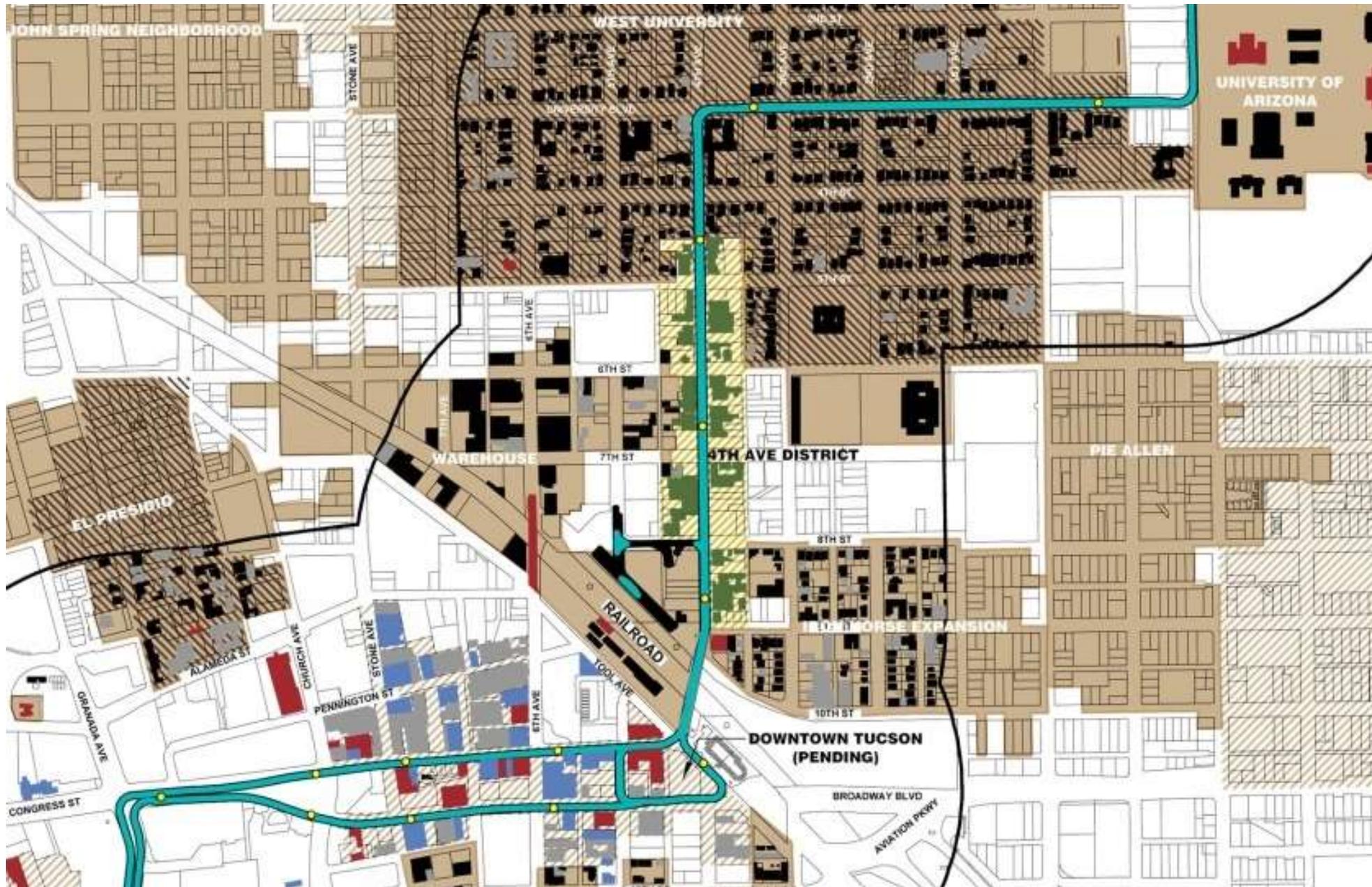
Streetcar Land Use Plan Design Charrette Followup Meeting



Fourth Avenue Character Area – Existing Land Uses



Streetcar Land Use Plan Design Charrette Followup Meeting



LEGEND

DISTRICTS

- Current National Register District
- Eligible National Register District
- 4th Avenue District*
- City of Tucson Historic Preservation Zone
- City of Tucson Neighborhood Preservation Zone

STRUCTURES

- Contributing
- Non-contributing
- Eligible
- Individually Listed
- Determined to be Eligible*

LINES

- Tucson Modern Streetcar Line
- Tucson Modern Streetcar Stops
- Quarter-Mile Focus Area

*4th Avenue District is not formally established as an eligible National Register District by the Arizona State Historic Preservation Office, but preliminary historical research for the Tucson Modern Streetcar Project indicates that it is likely to be eligible for listing in the National Register.

Fourth Avenue Character Area – Historic Properties



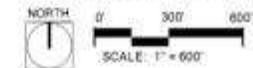
Streetcar Land Use Plan Design Charrette Followup Meeting



Legend

- Tucson Modern Streetcar Line
- Tucson Modern Streetcar Stops
- 4th Avenue Business District Subarea (Central Segment Character Area)
- Vacant/Underutilized**
- Surface Parking
- Vacant
- Underutilized
- Opportunities

Source: Pima Association of Governments & Pima County
Department of Transportation Geographical Information Systems, 2012.
Field Inventory, The Planning Center, October 2012

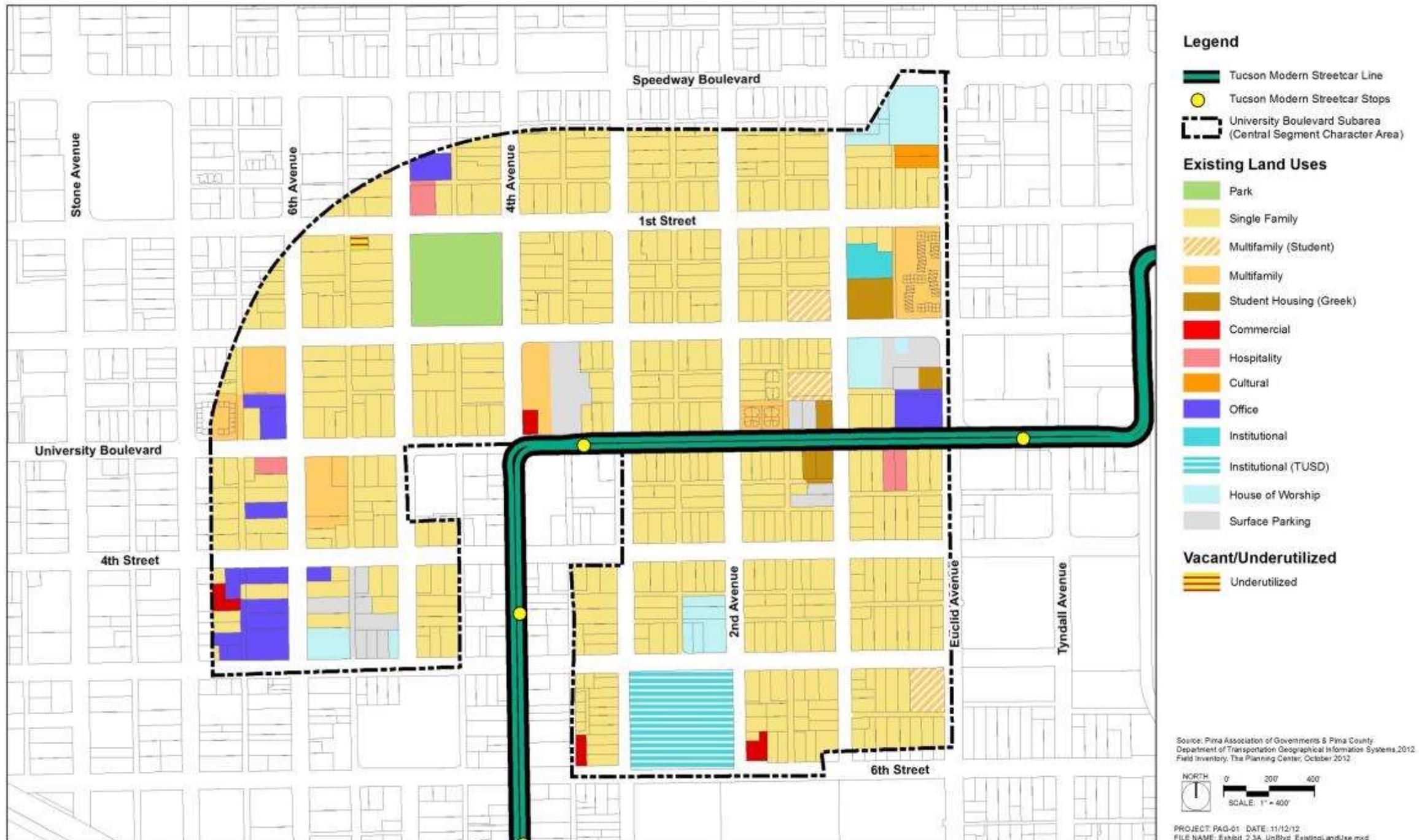


PROJECT: PAG-01 DATE: 11/19/12
FILE NAME: EXHIBIT_2_98_4thAveBus_Opportunities.mxd

Fourth Avenue Character Area – Vacant/Underutilized Land



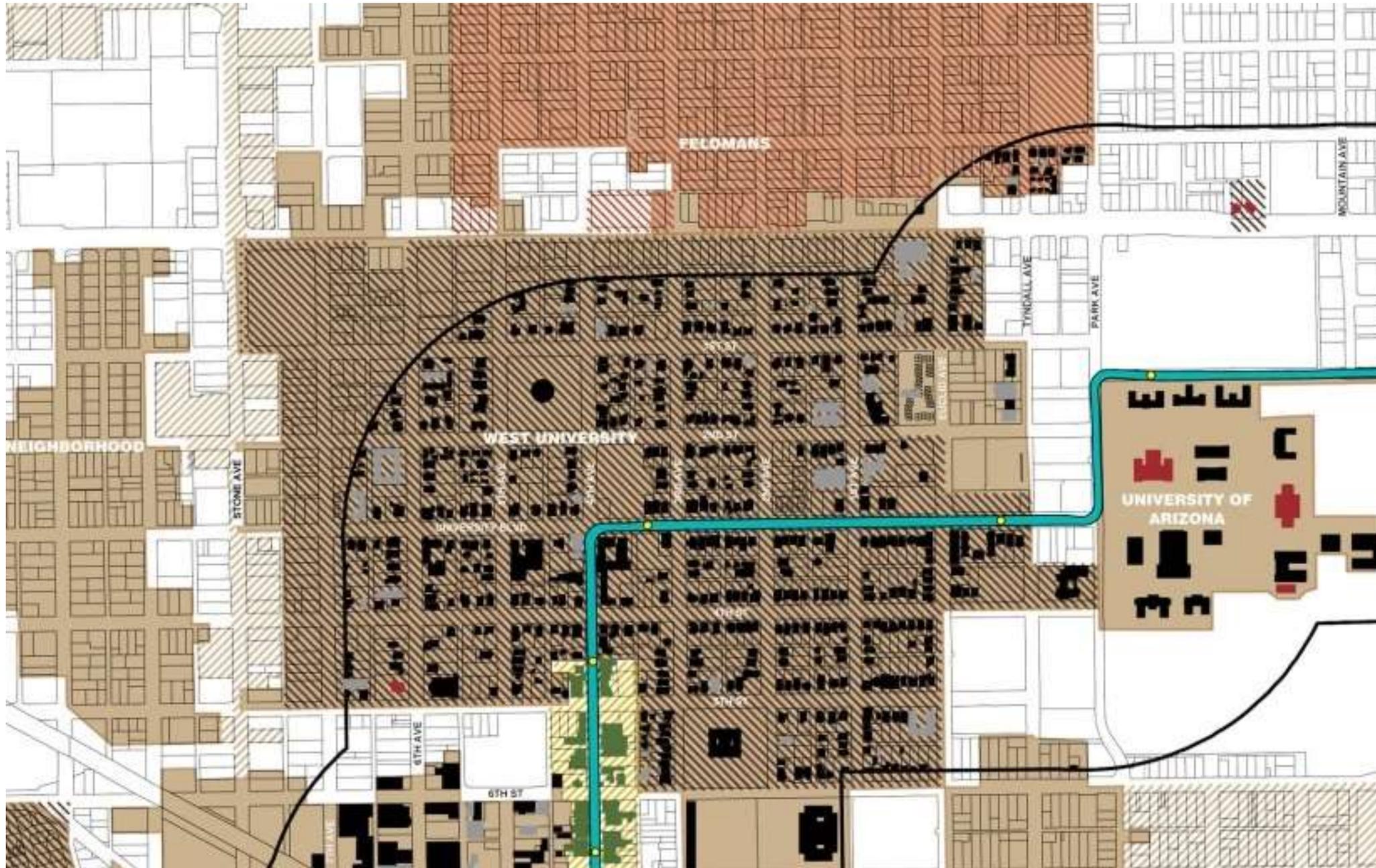
Streetcar Land Use Plan Design Charrette Followup Meeting



University Boulevard Character Area – Existing Land Use



Streetcar Land Use Plan Design Charrette Followup Meeting



LEGEND

DISTRICTS

- Current National Register District
- Eligible National Register District
- 4th Avenue District*
- City of Tucson Historic Preservation Zone
- City of Tucson Neighborhood Preservation Zone

STRUCTURES

- Contributing
- Non-contributing
- Eligible
- Individually Listed
- Determined to be Eligible*

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- Tucson Modern Streetcar Line
- Tucson Modern Streetcar Stops
- Quarter-Mile Focus Area

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University Boulevard Character Area – Historic Properties

UNIVERSITY BOULEVARD OPPORTUNITIES



TUCSON MODERN STREETCAR

University Boulevard Character Area – Vacant/Underutilized Properties



Streetcar Land Use Plan Design Charrette Followup Meeting



Streetscape



Streetscape Design Manual



- Will govern what **private improvements** are permissible **within the public ROW** (geared toward private development)
- Scheduled to be **implemented in late 2013** following **stakeholder outreach**, city staff, and mayor and council review
- Will provide detail to developer and consultant on **process for application and approval**, and provide city **staff** with **standards for review**



Streetscape Guiding Principles

- Character / Historic Preservation / Heritage and Culture
- High Quality and High Functioning Streetscapes / Activated
- Pedestrian Connectivity
- Parking Needs
- Bicycle Infrastructure Needs
- Sustainability of streetscape elements



Implementation Strategies

- Balance uniformity with uniqueness/character
- Well planned use of TREs for street activation
- Use of long lasting and regionally appropriate materials
- Thoughtful balance of modes of transportation and infrastructure
- Use of cost effective sustainable practices

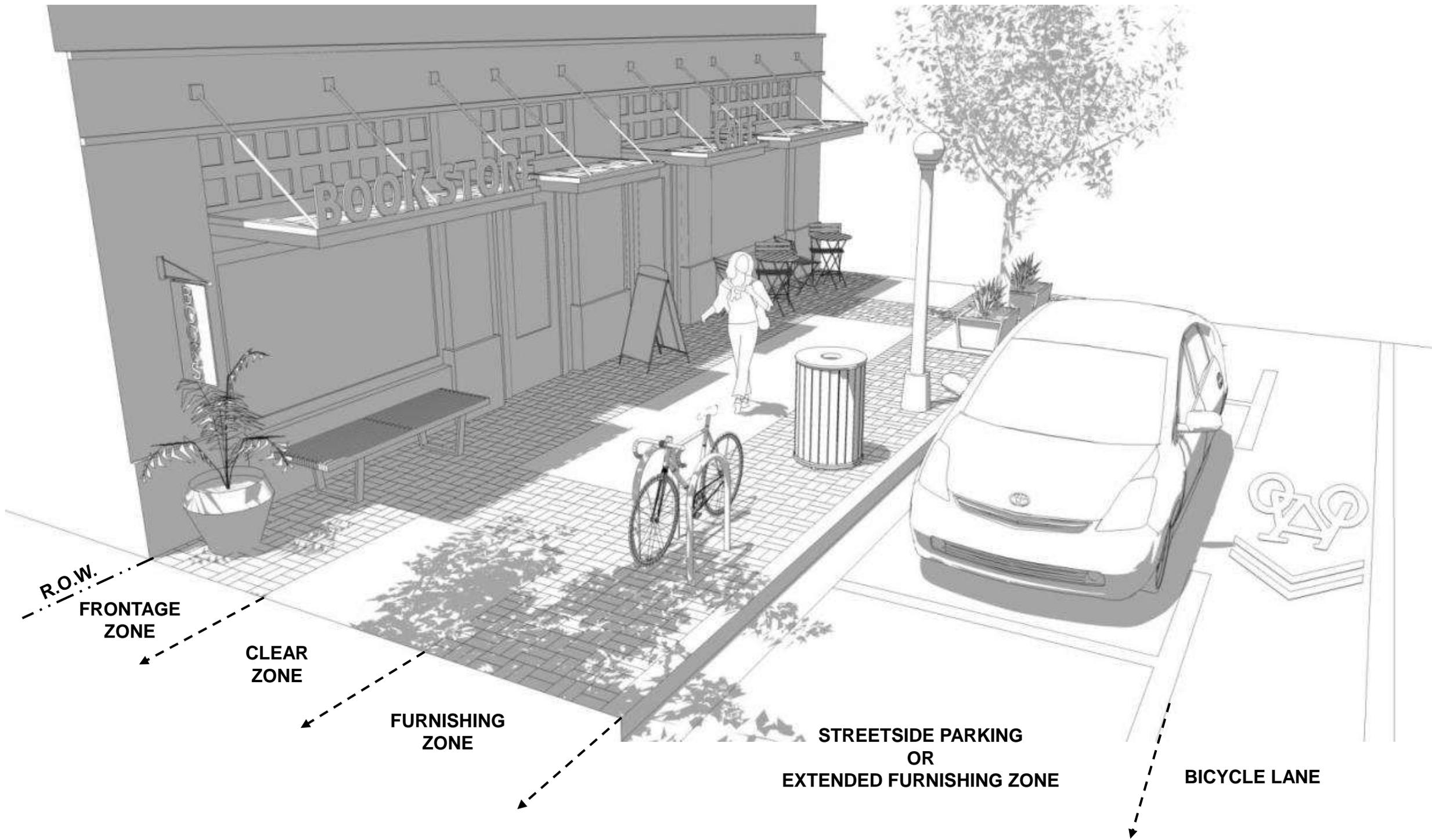


**Furnishing
Zone**
 Tree
 Grates
 Planters
 Seating,
 etc..

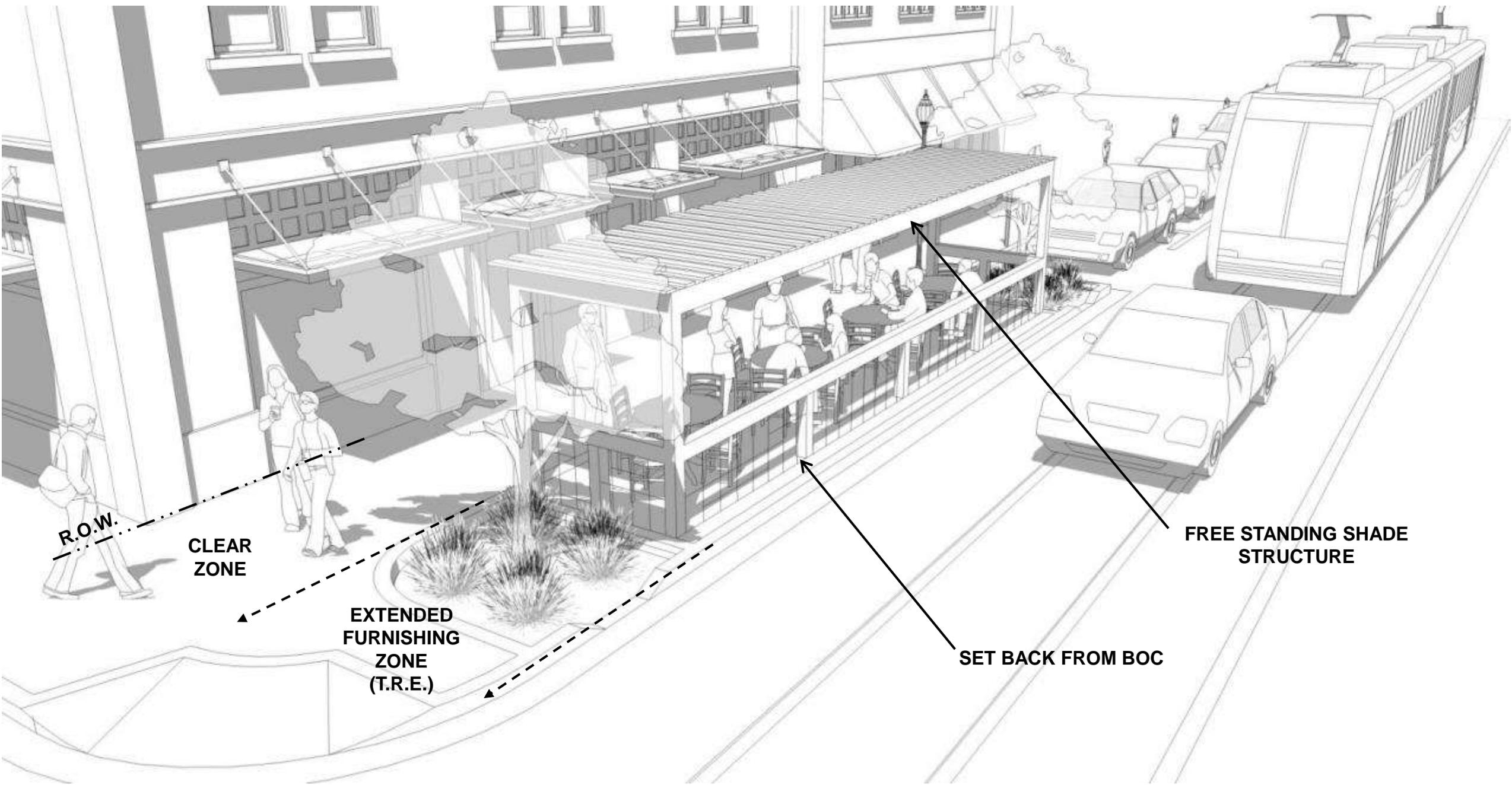
**Pedestrian
Clear Zone**
 To remain
 unobstructed

**Frontage
Zone**
 Dining
 Display
 Signage, etc..

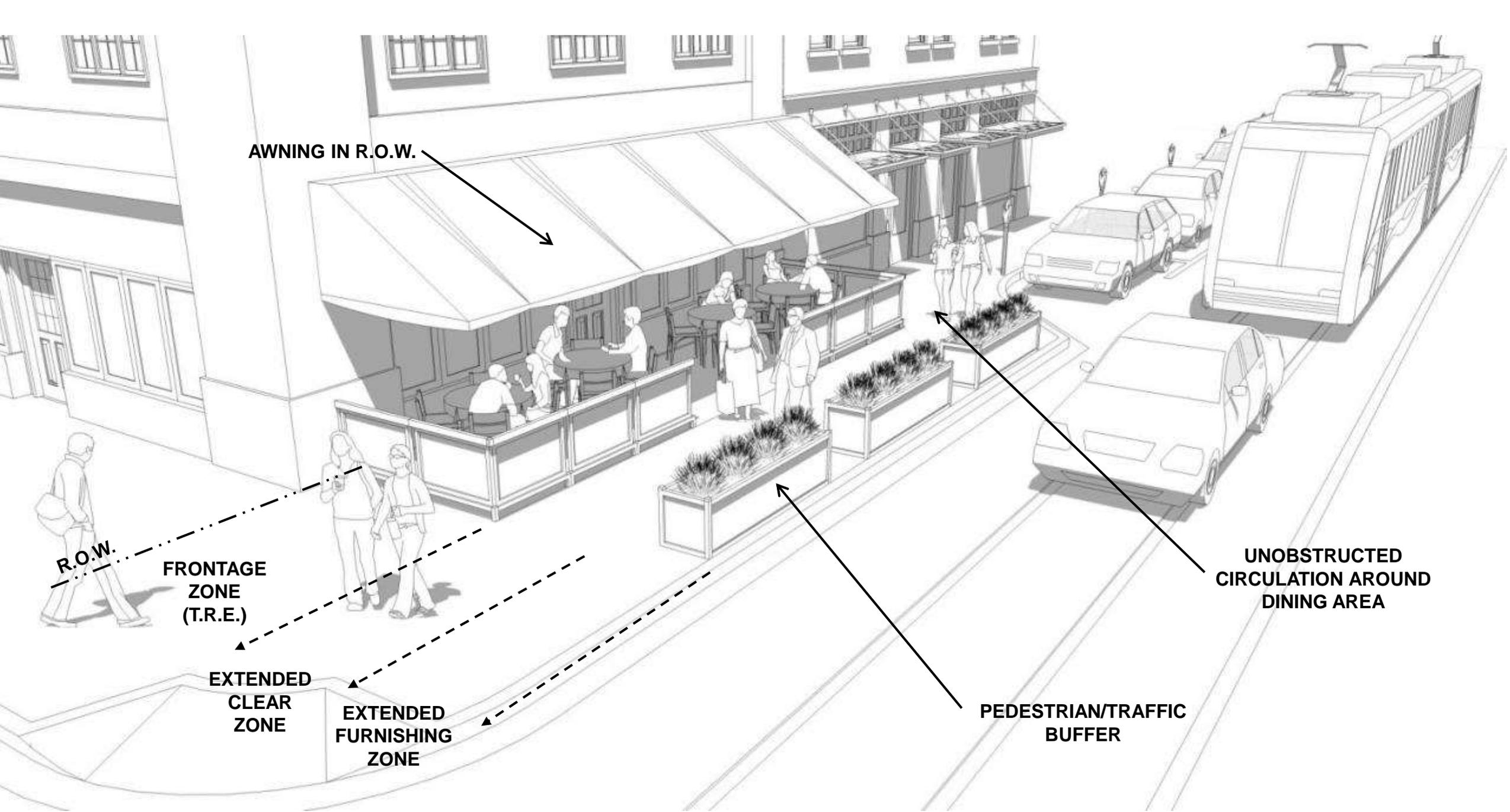
General Streetscape Zones and Amenities



General Streetscape Zones and Amenities



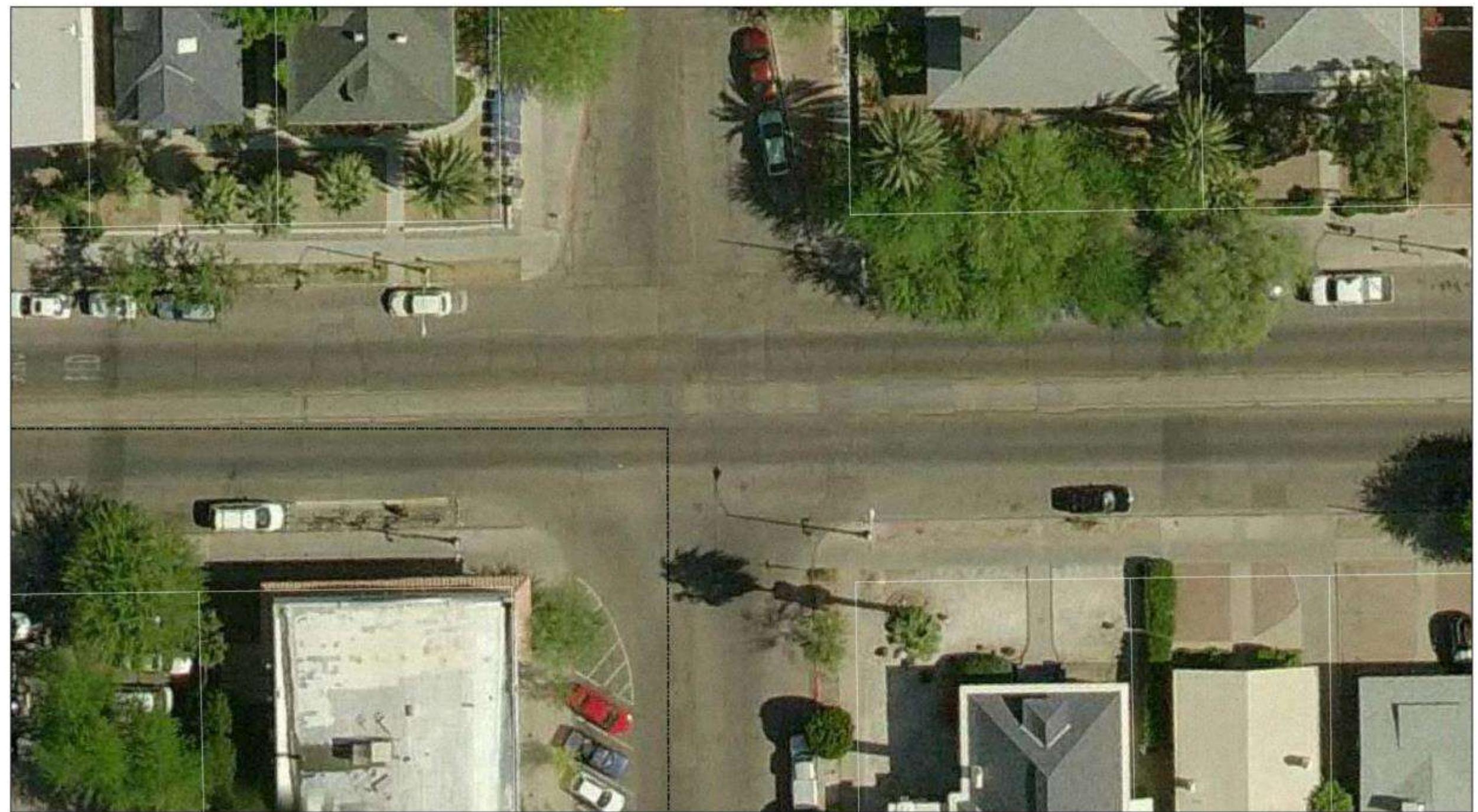
TRE in Extended Furnishing Zone



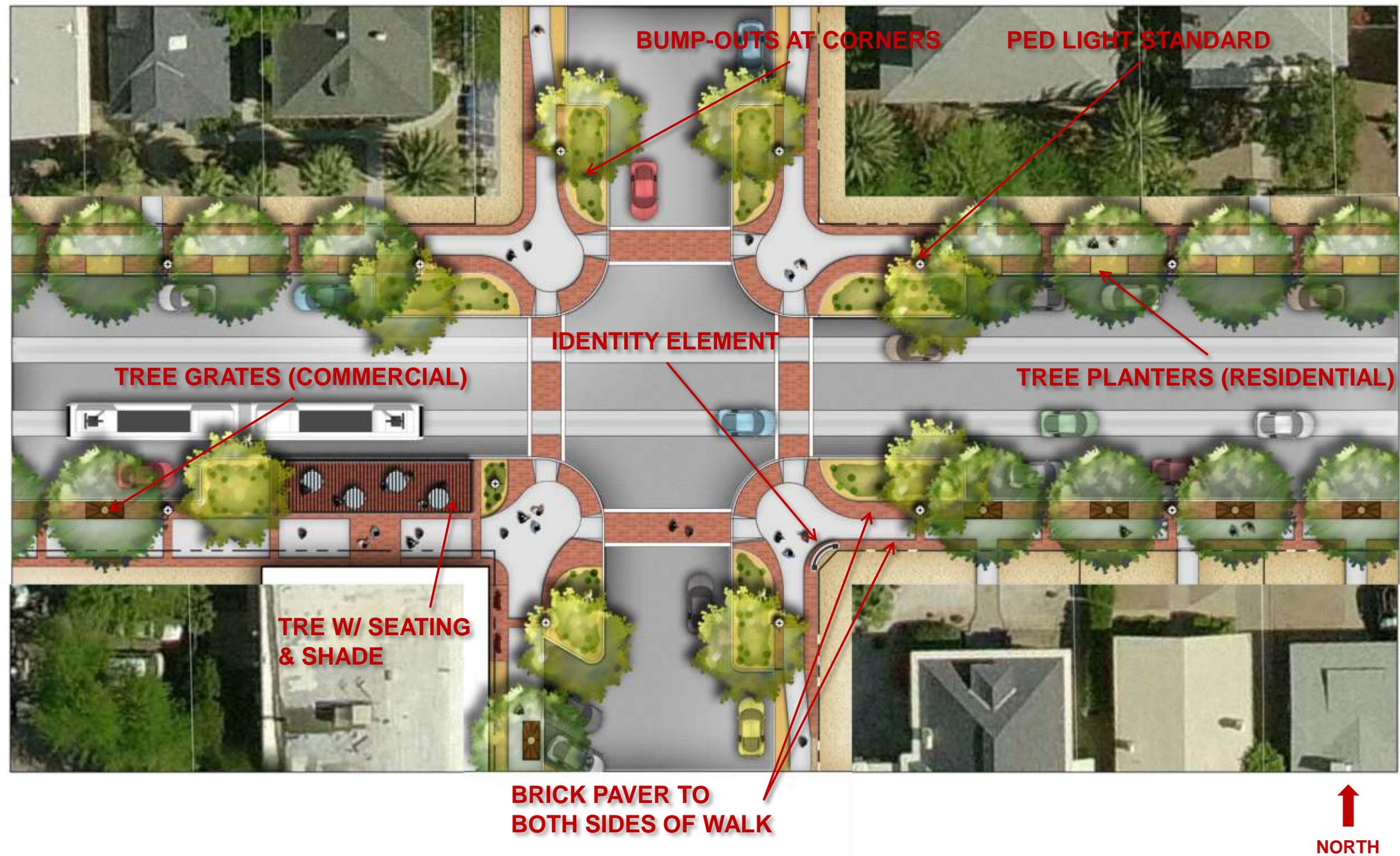
TRE in Frontage Zone



Parklets in Parking Zone



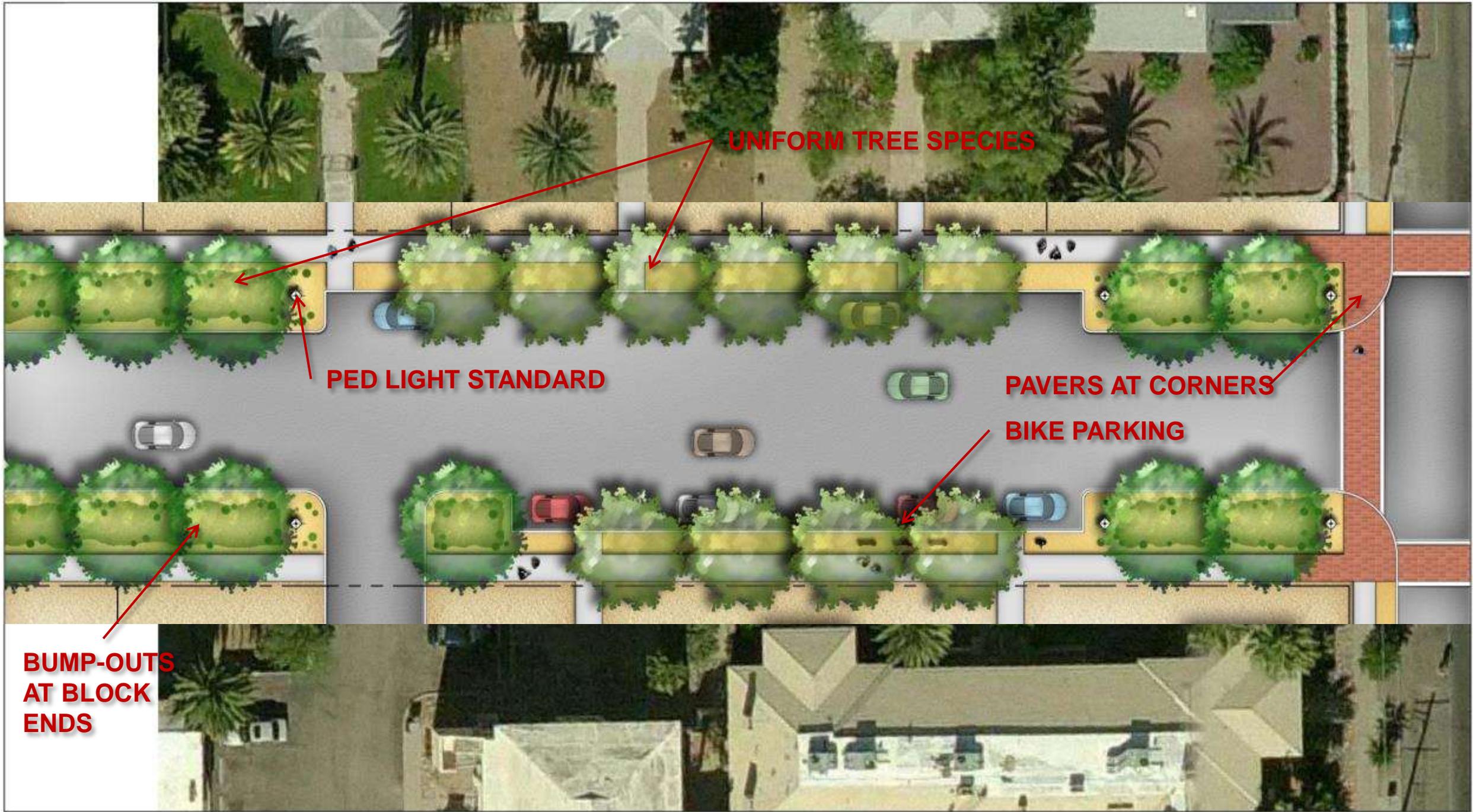
WUNA Streetscape – University Boulevard



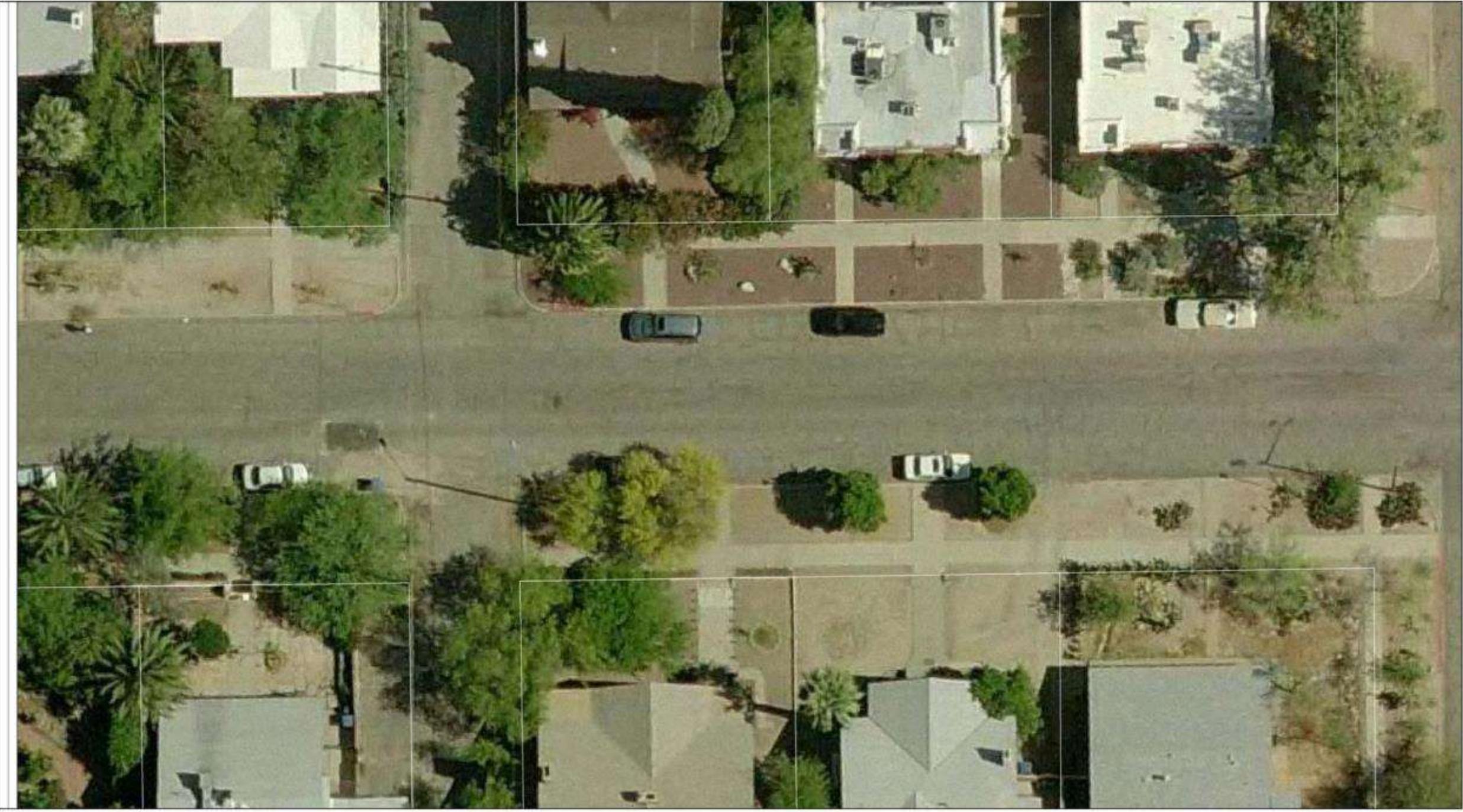
WUNA Streetscape – University Boulevard



WUNA Streetscape – 6th Avenue

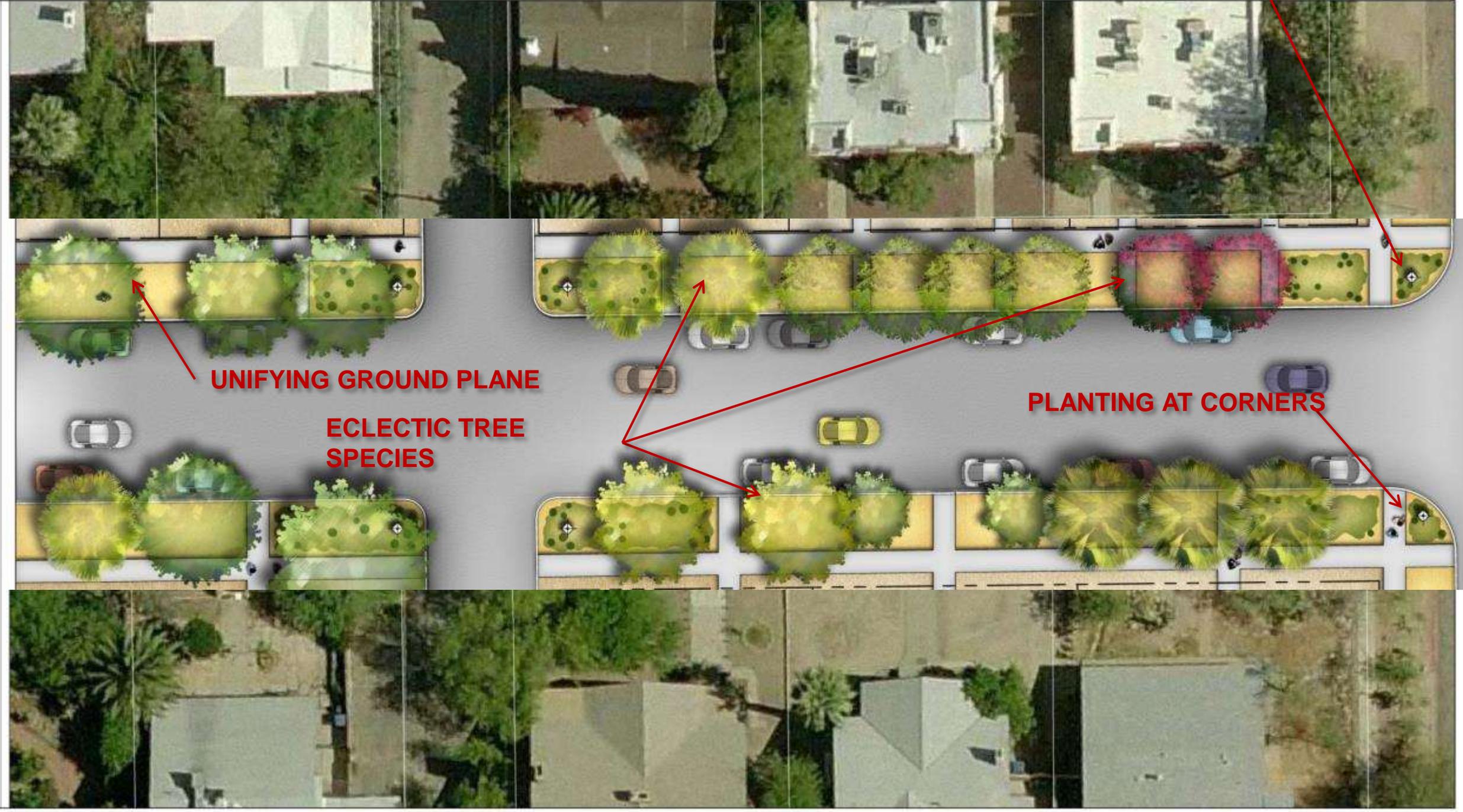


WUNA Streetscape – 6th Avenue



WUNA Streetscape – Residential Street

**PED LIGHT
STANDARD**



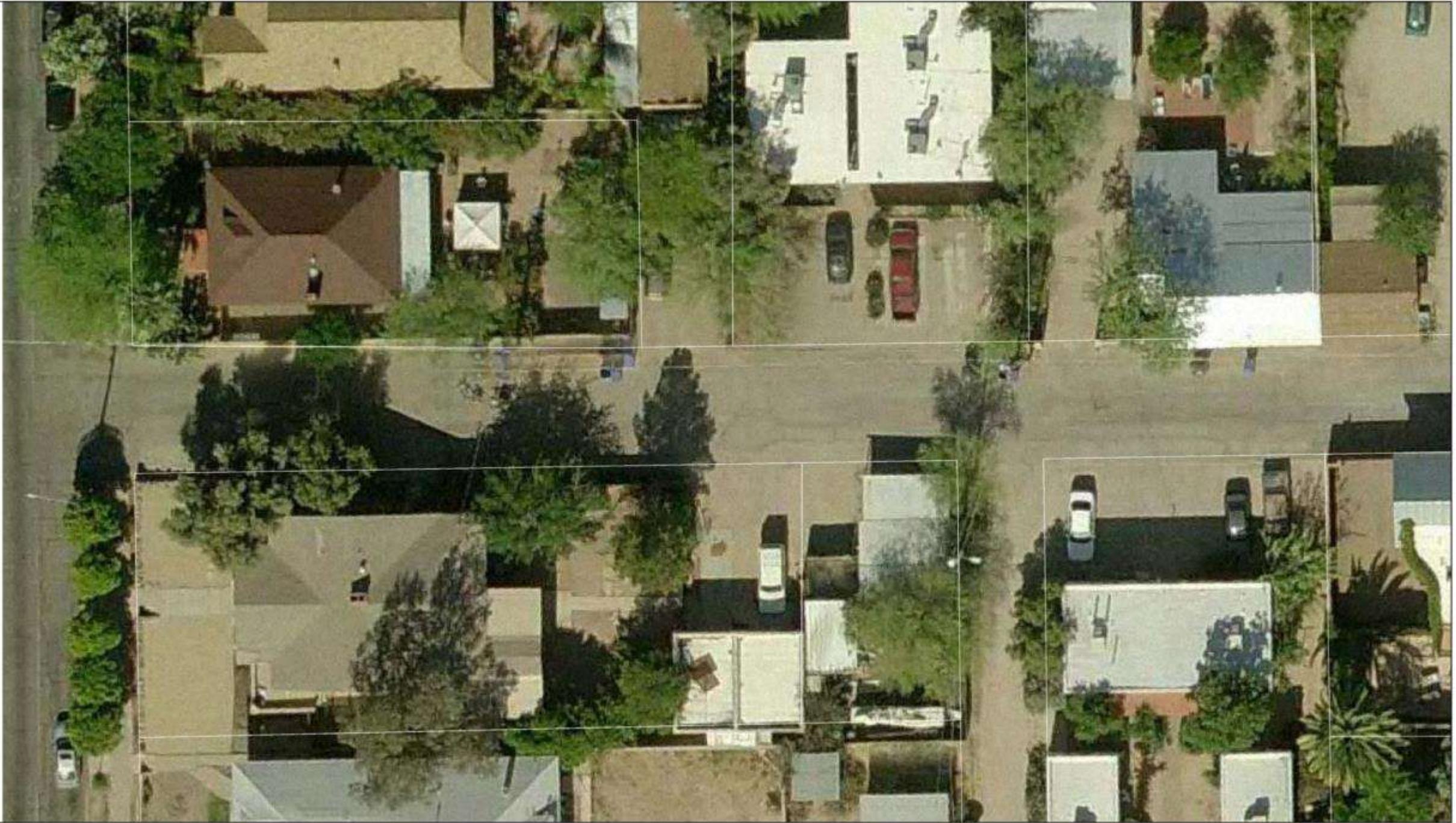
UNIFYING GROUND PLANE

**ECLECTIC TREE
SPECIES**

PLANTING AT CORNERS

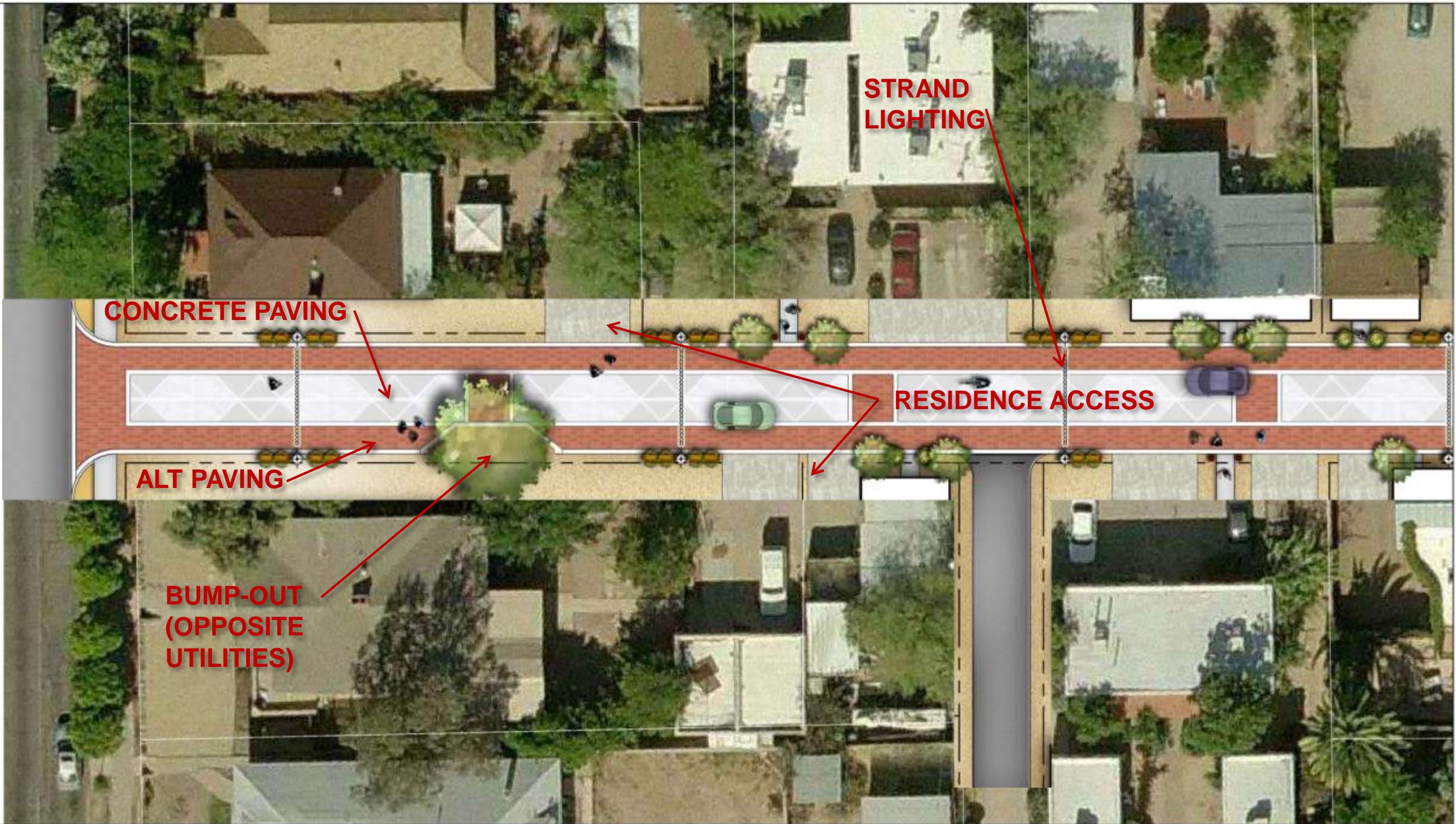


WUNA Streetscape – Residential Street



NORTH

WUNA Streetscape – Living Streets (Woonerf)



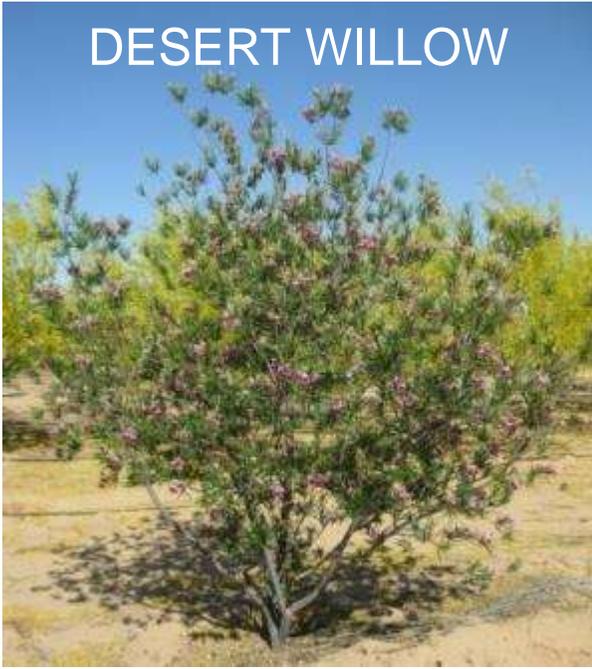
NORTH

WUNA Streetscape – Living Streets (Woonerf)

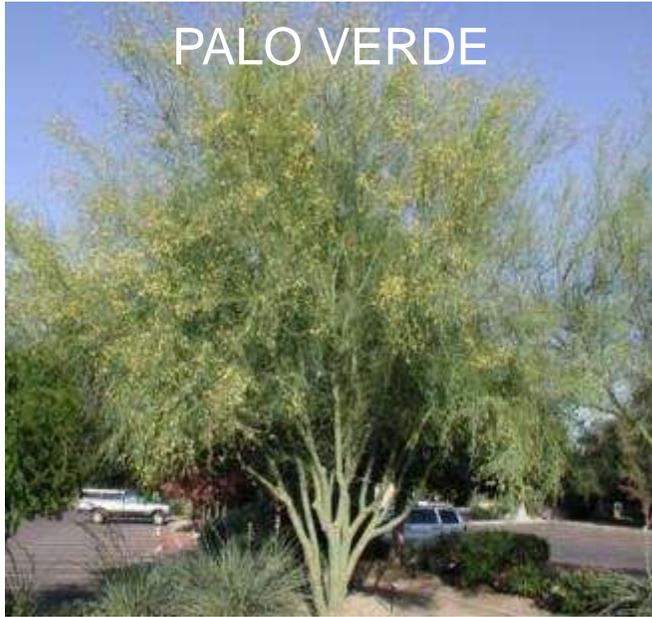


WUNA Streetscape – Living Streets (Woonerf) Examples

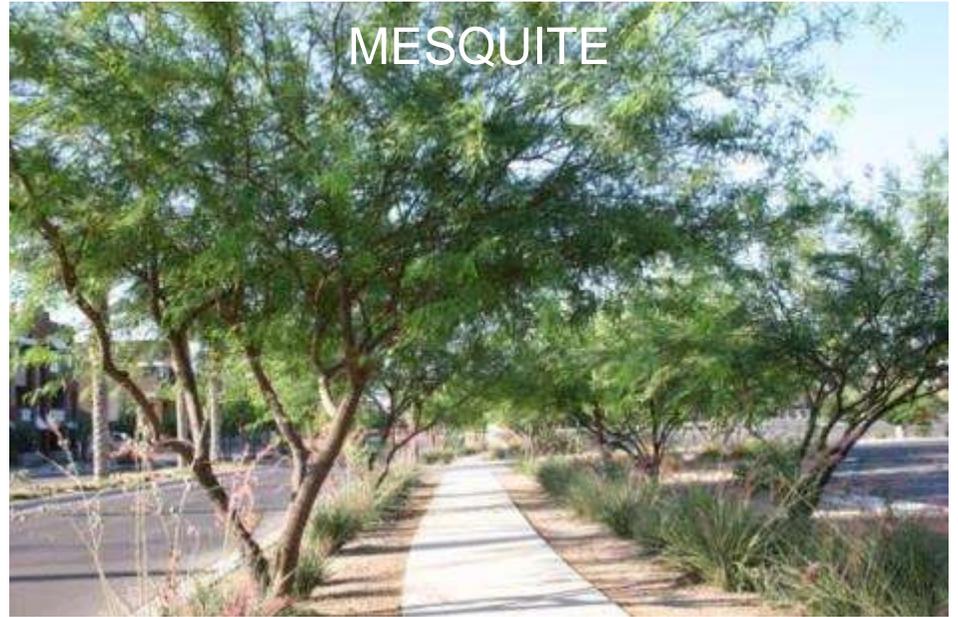
DESERT WILLOW



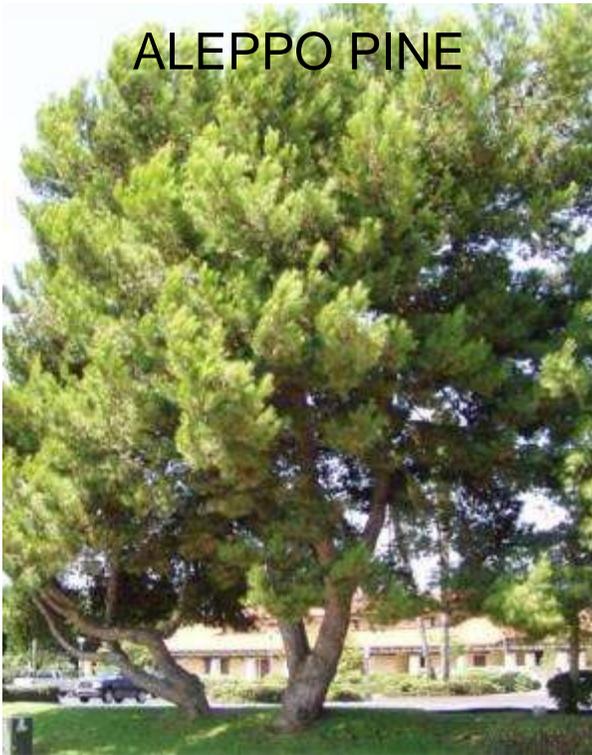
PALO VERDE



MESQUITE

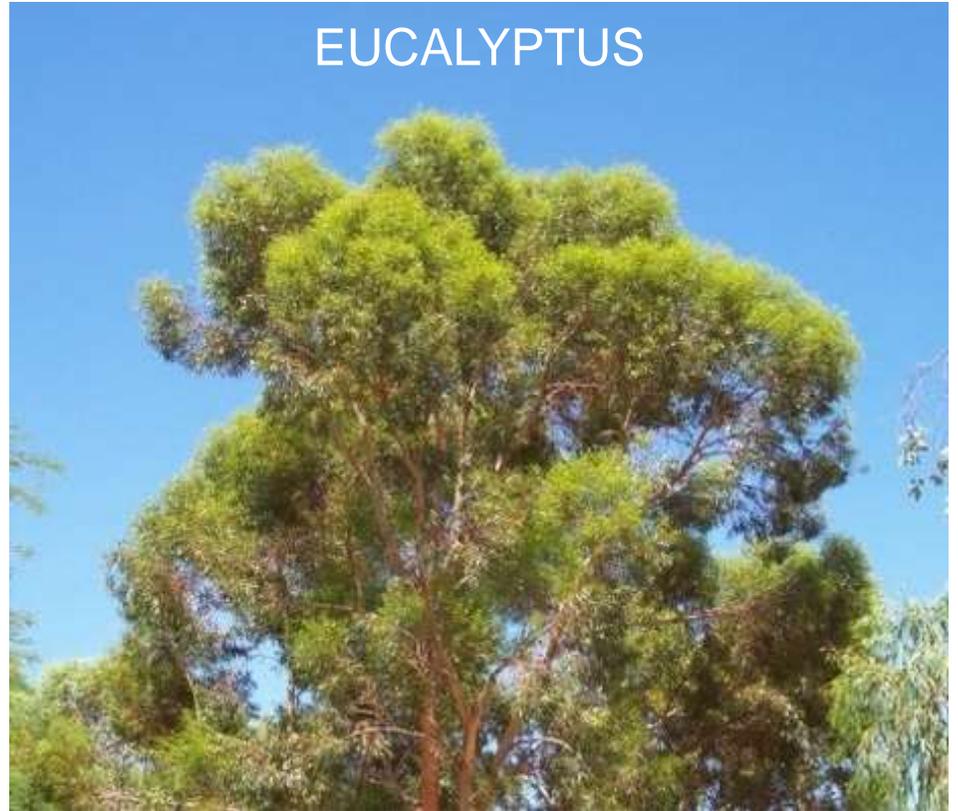


ALEPPO PINE



DATE PALM

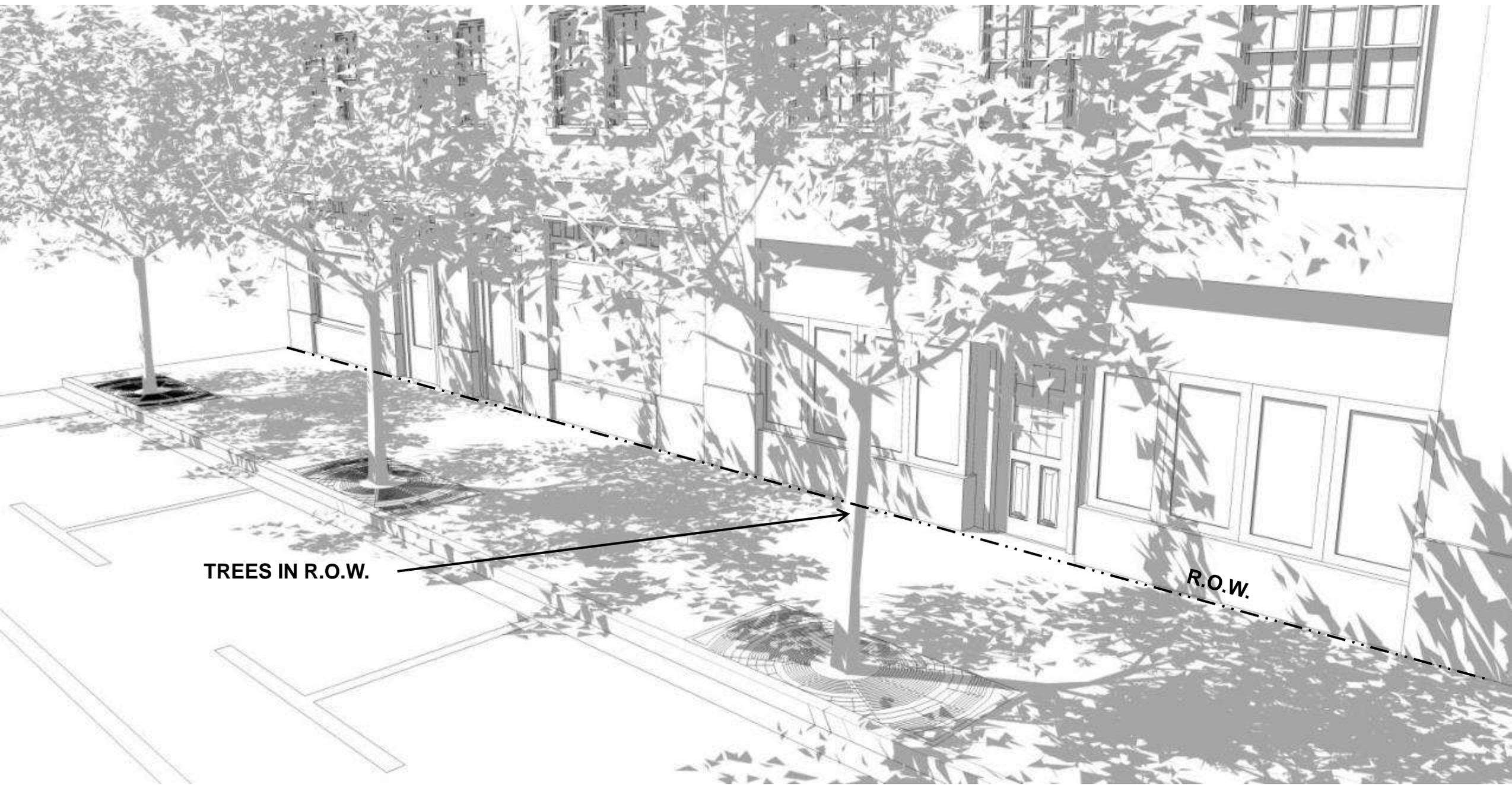
EUCALYPTUS



CONCRETE WALK WITH RED PAVER BANDS



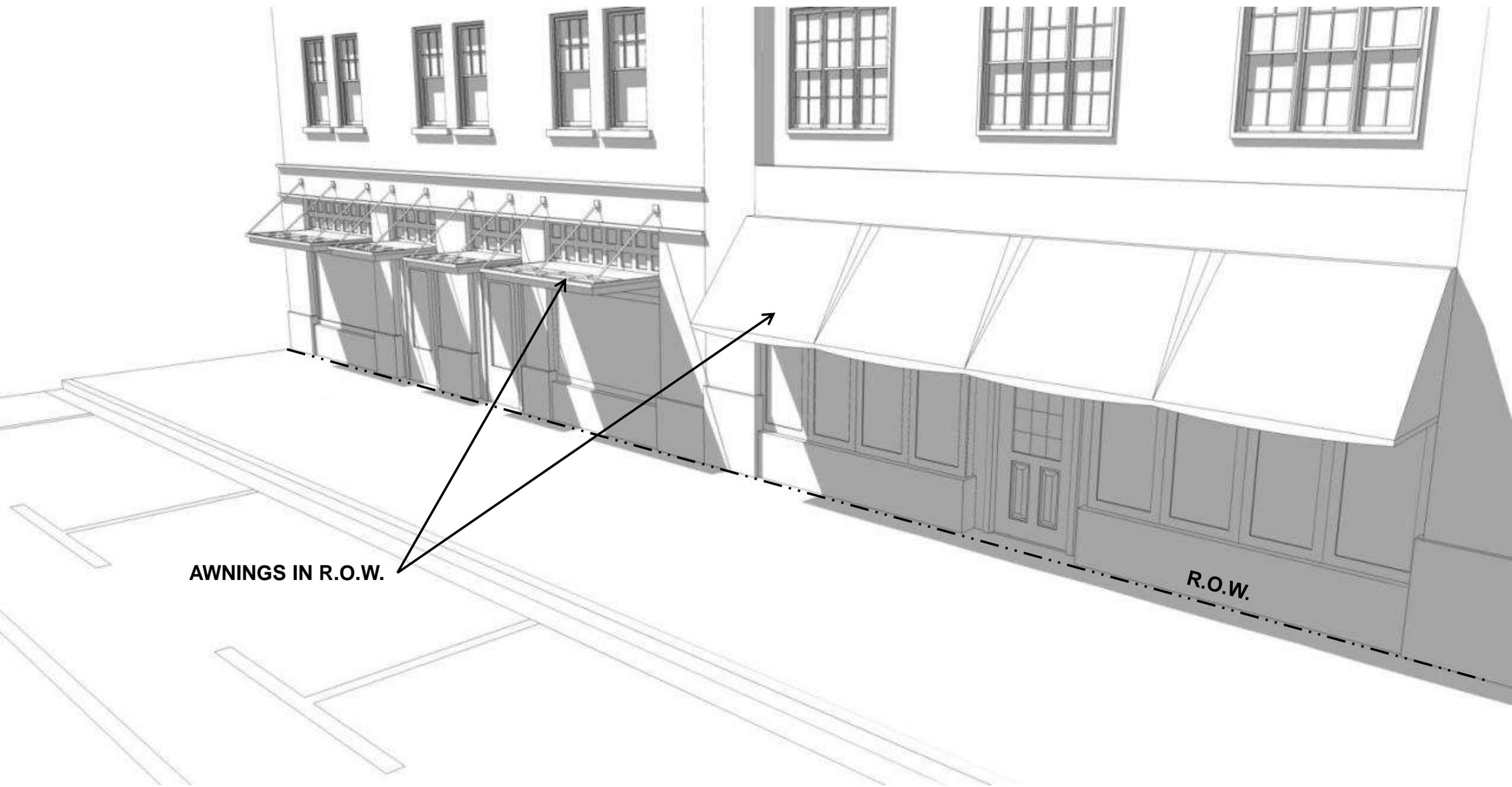
4X9 WEATHERED STEEL TREE
GRATES



TREES IN R.O.W.

R.O.W.

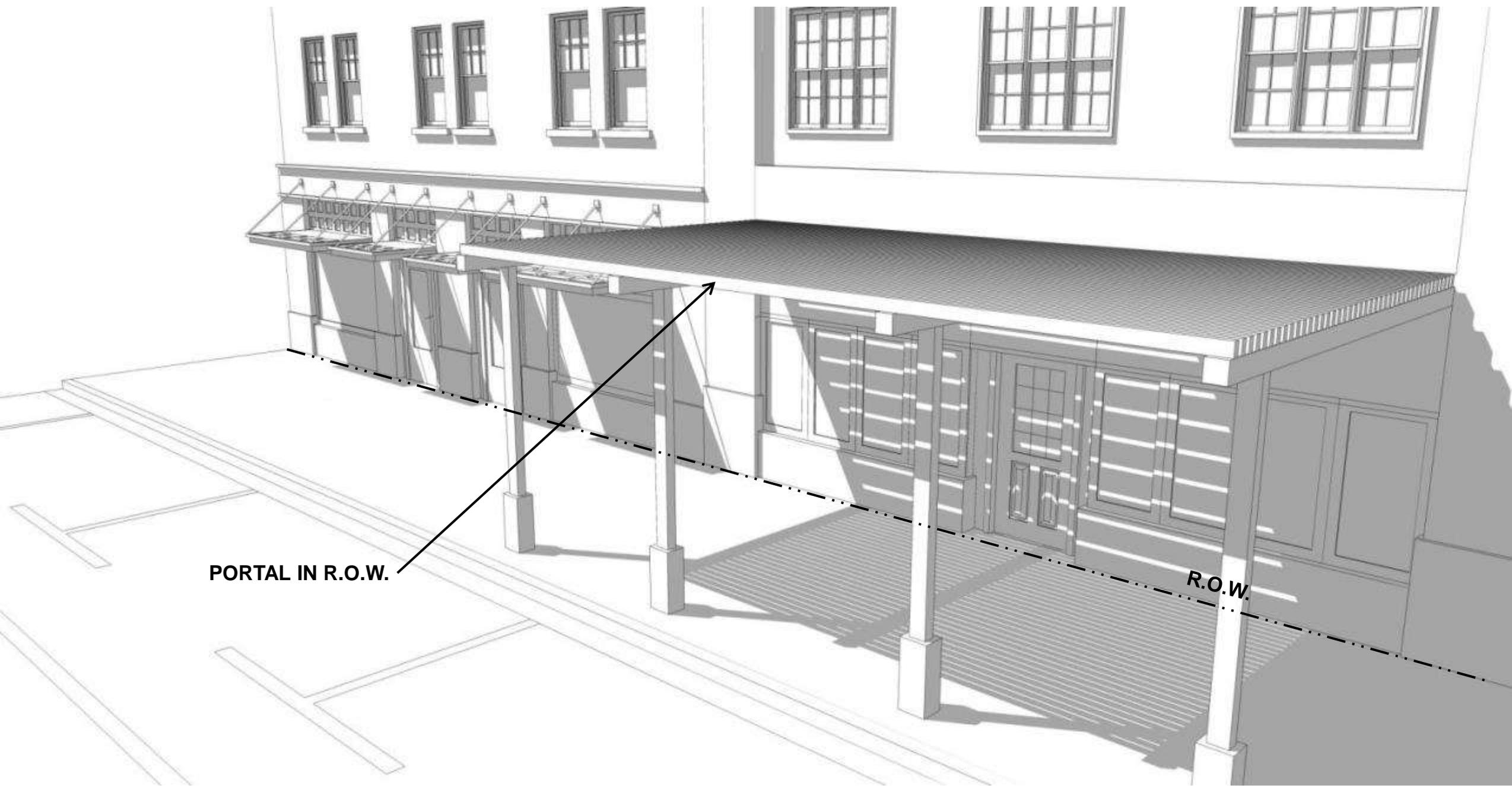
Shade - Trees



AWNINGS IN R.O.W.

R.O.W.

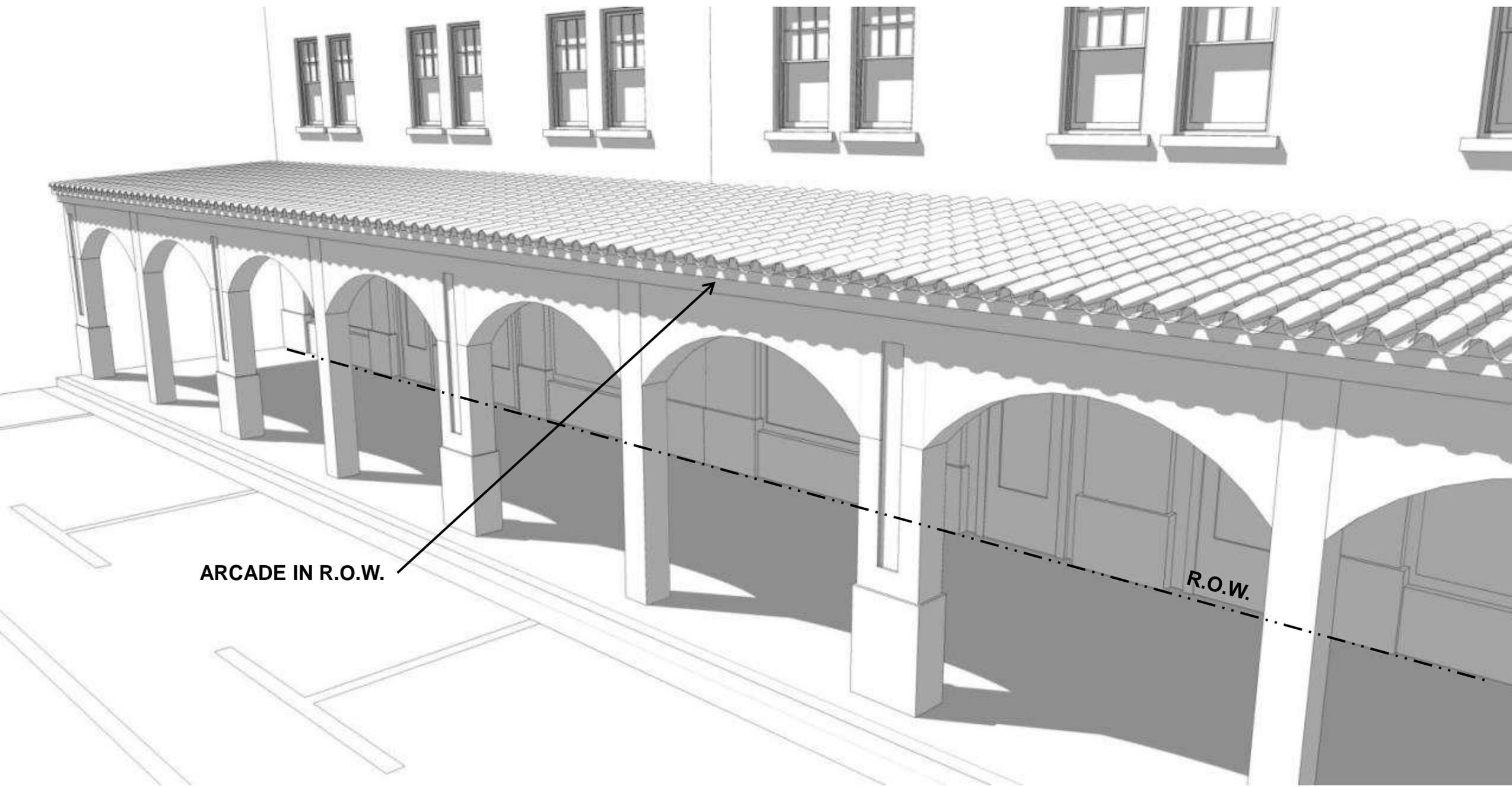
Shade – Awnings (Zero Lot Line)



PORTAL IN R.O.W.

R.O.W.

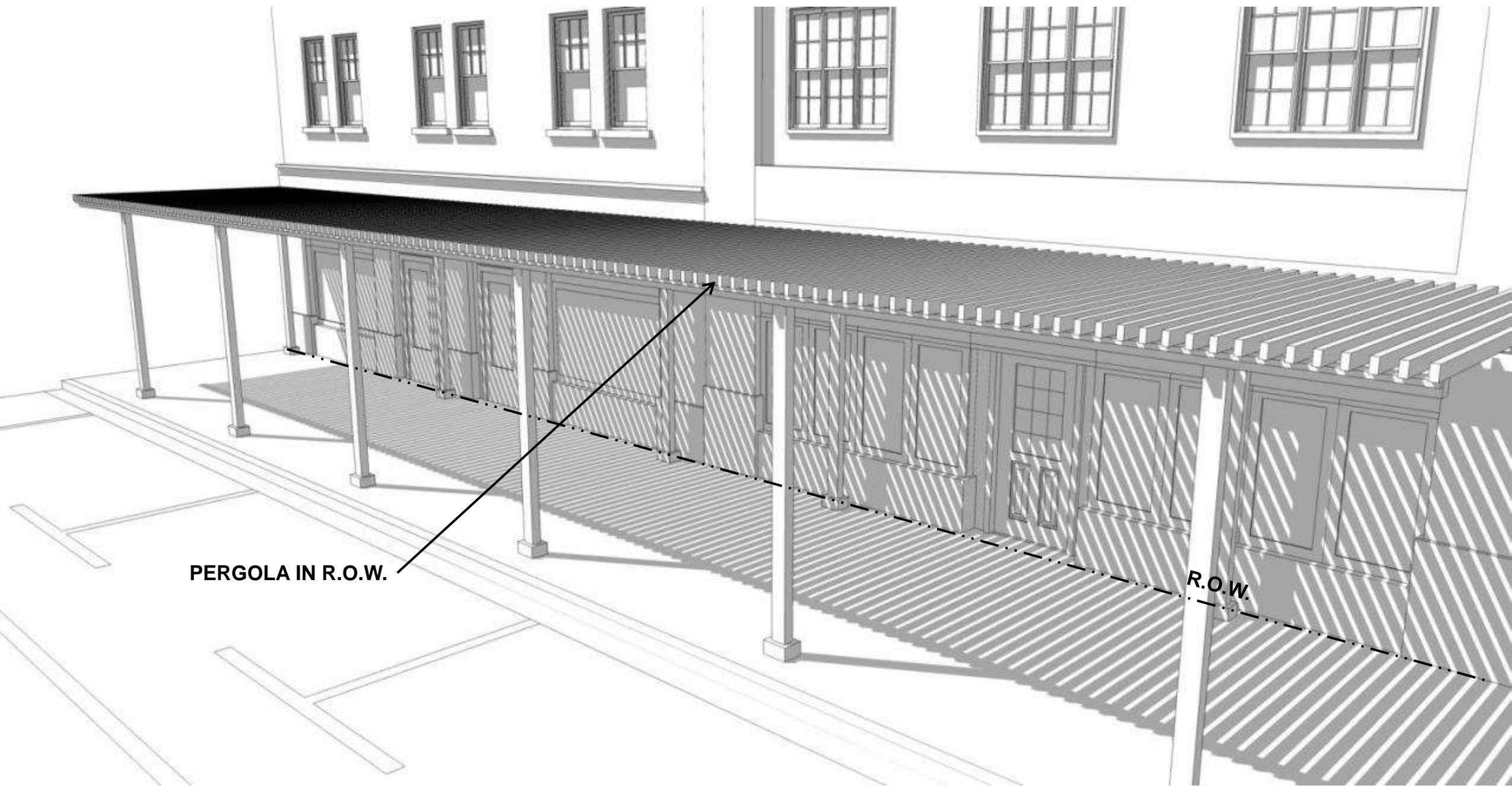
Shade – Pedestrian Portal (Zero Lot Line)



ARCADE IN R.O.W.

R.O.W.

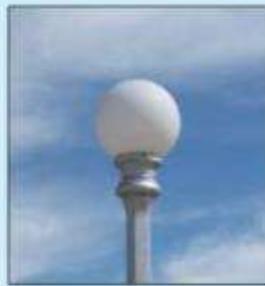
Shade – Arcade (Zero Lot Line)



PERGOLA IN R.O.W.

R.O.W.

Shade – Free Standing Pergola (Zero Lot Line)



CONTEMPORARY
FIXTURE OPTIONS
(CODE COMPLIANCE TBD)



CONTEMPORARY
BROWN LIGHT
IN NON HISTORIC LOCATIONS

CONTEMPORARY
GREEN LIGHT
IN NON HISTORIC LOCATIONS

HISTORIC GLOBE
IN HISTORIC
GLOBE LOCATIONS

CONTEMPORARY GLOBE
IN HISTORIC
GLOBE LOCATIONS

HISTORIC ACORN
IN HISTORIC
ACORN LOCATIONS

LANTERN
IN HISTORIC
ACORN LOCATIONS

Pedestrian Street Lighting Alternatives



City Partnerships and Funding Mechanisms for Streetscape

- City can pay for **some improvements** for the corridor, but nothing is currently funded
- City can facilitate formation of improvement districts to **share in the costs and benefits**
- Areas with **vision** in place likely to have **priority on CDBGs**
- **Potential local partnerships** for local improvements—merchant associations and institutions
- City can **use new development to help pay for improvements**



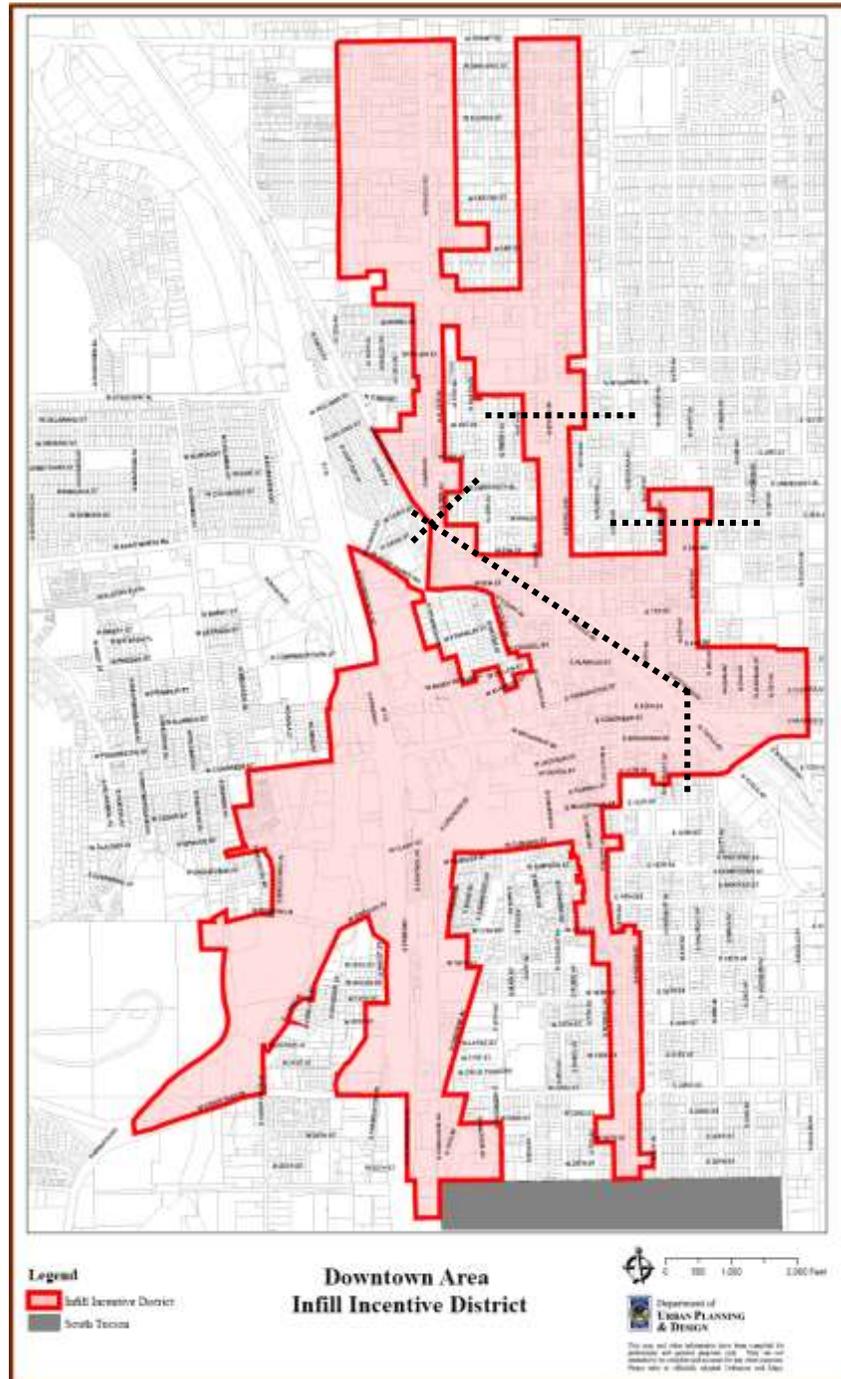
Streetcar Land Use Plan Design Charrette Followup Meeting



Regulatory/Land Use Recommendations

Regulatory/ Land Use Recommendations

1. **Expand Downtown Links UOD to subsume the central portion of the Infill Incentive District and reframe the IID area requirements through a new public process.**



- Requires Mayor and Council Authorization (September 10?) to expand boundaries.
- Requires an evaluation of Prop 207 issues.
- Would entail a new content-driven public process (6+ months?) to determine the character and details of new DL-UOD/IID.
- Goal would be to be consistent with West University Plan and avoid Plan Amendment.
- Inconsistencies w Plan would require Plan Amendment and would extend time-frame.



PDSD interpretation of Mayor and Council Direction March 19, 2013

- Give more prominence to neighborhood protection
- Clarify the role of formal commitments that run with the land
- Provide for an improved design review element
- Ensure the IID stays an incentive
- Look to not create redundancy with other overlays such as the proposed Downtown Links overlay and IID as is practical
- Work with the Streetcar Land Use Plan consultant team to ensure consistency with streetcar corridor planning

Regulatory/ Land Use Recommendations

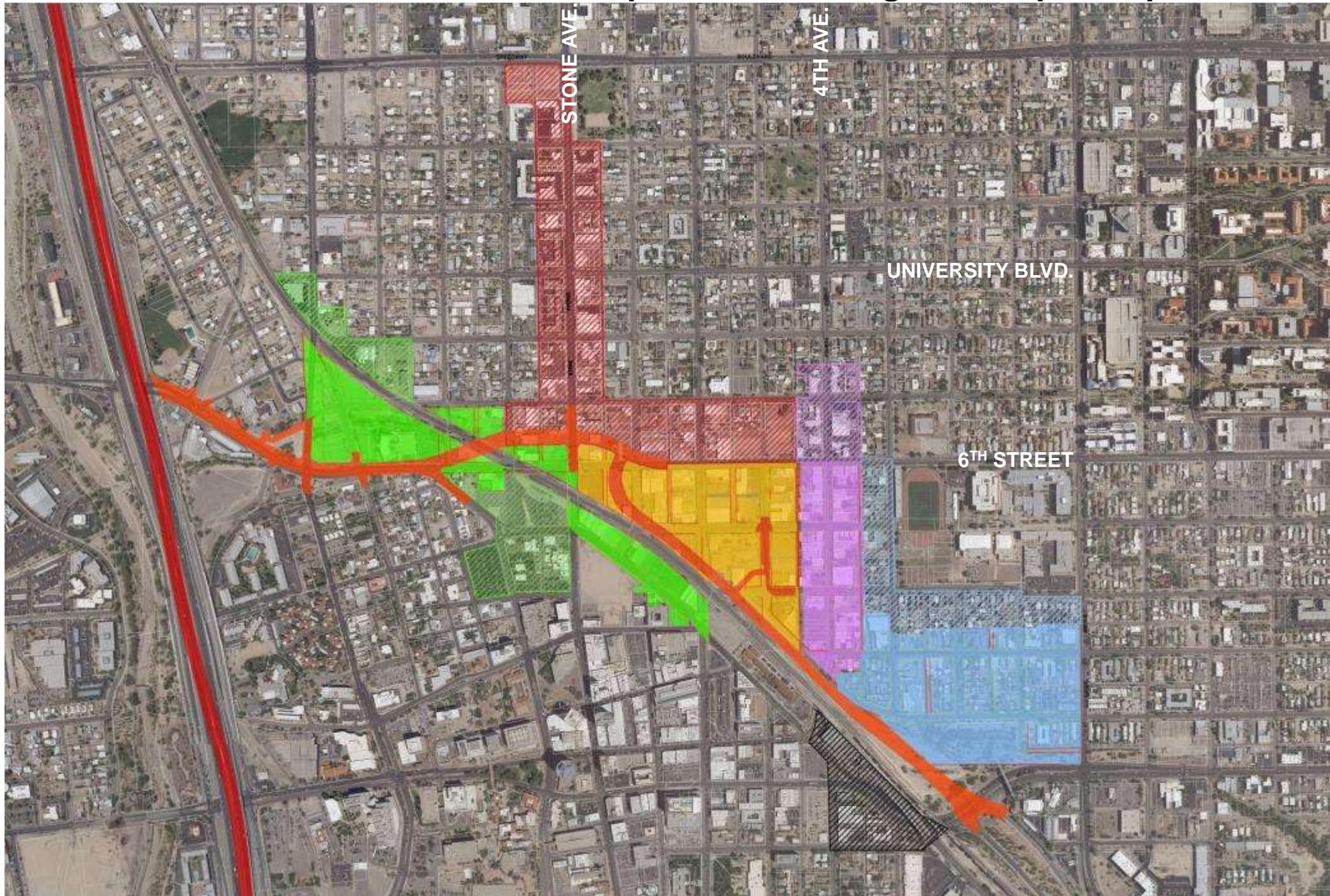
The DL-UOD has several deficiencies as currently written:

1. It doesn't have a process for design review.
2. It doesn't deal with 4th Ave north of 6th Street or the north side of 6th west to Stone.
3. It leaves parts of Iron Horse (north) and Armory Park in IID, out of DL-UOD
4. It doesn't resolve streetscape design and funding issues.
5. The parking recommendations need further study.
6. Parking incentives may not be attractive if IID offers same relief without *quid pro quo*.



Regulatory/ Land Use Recommendations

1. Expand Downtown Links UOD to subsume the central portion of the Infill Incentive District and reframe the IID area requirements through a new public process.



Regulatory/ Land Use Recommendations

1. Expand Downtown Links UOD to subsume the central portion of the Infill Incentive District and reframe the IID area requirements through a new public process.



Regulatory/ Land Use Recommendations

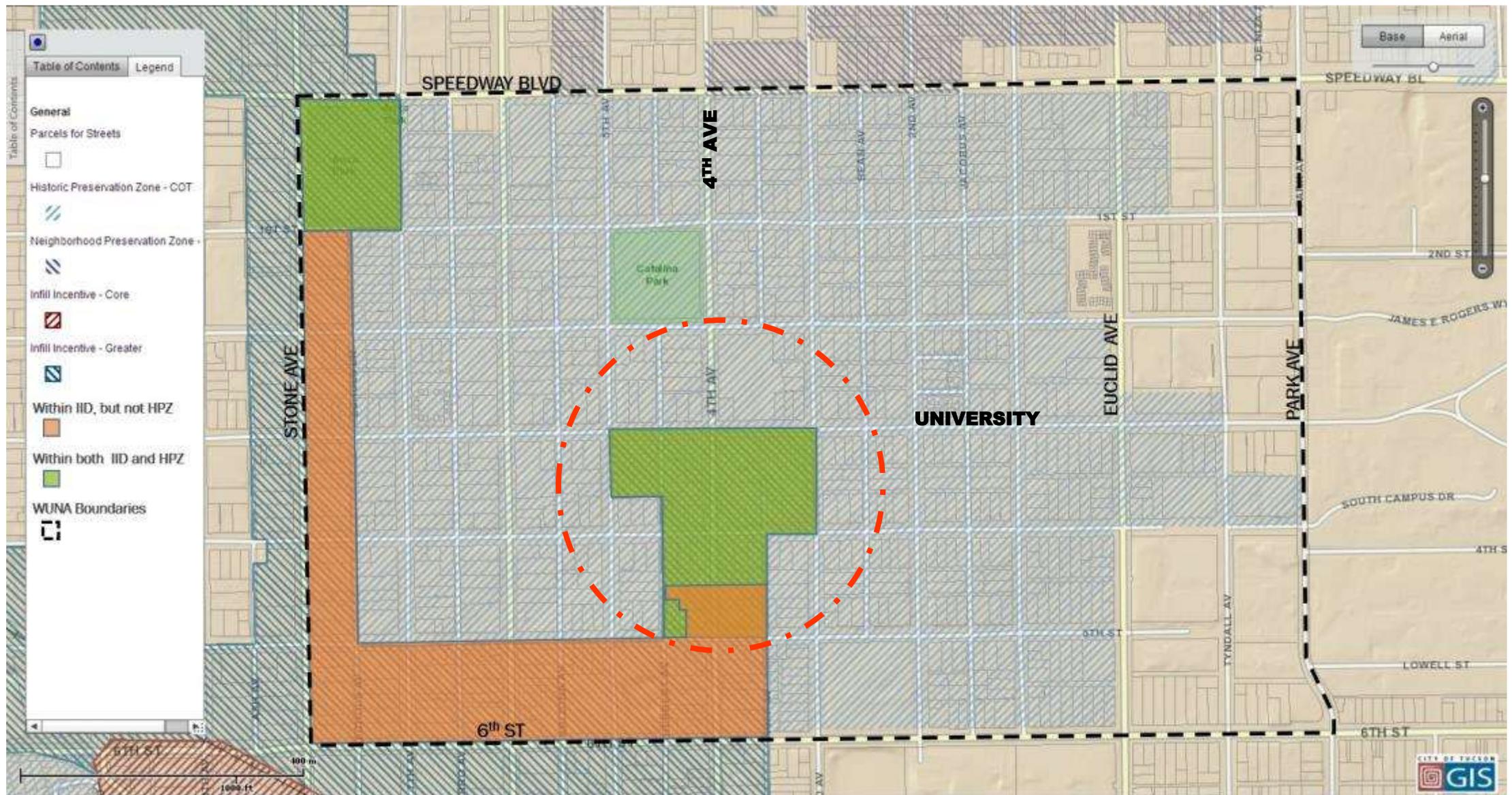
2. In the revised/expanded DL-UOD look closely at Group Dwelling as an allowable use. (This is the use that allows rental by the bedroom for student housing.)





Regulatory/ Land Use Recommendations

3. For the northern “hammerhead” of the IID, consider an alternate process for key development sites.



Regulatory/ Land Use Recommendations

3. For the northern “hammerhead” of the IID, consider an alternate process for key redevelopment sites. **Developers to work with WUNA, FAMA, Ward 6 for an “H-PAD.”**





Streetcar Land Use Plan Design Charrette Followup Meeting



Parking

Parking Plan Objectives



- Incorporate parking into a rapidly **urbanizing** area with increasing parking and land use conflicts.
- Integrate parking into a **multi-modal transportation system** anchored by streetcar.
- Accommodate **economic growth** that is already happening and will likely accelerate.
- Protect **neighborhood quality of life**.



Strategies

- **Market pricing** of on-street parking in commercial areas.
- Encourage **long-term parkers** (employees, students) to **park off-street**.
- Encourage visitors arriving by car to **park once** and walk or use the streetcar for the rest of their visit.
- Fund public off-street **structured parking**, located away from neighborhoods.
- **Discourage new residents from owning, storing, using cars.** Encourage them to use streetcar, car-sharing for occasional car trips, walk, bicycle, etc.
- **Maximize existing parking** resources.



Tactics

- Incorporate smart **“urban” parking policies** into Downtown Links Urban Overlay District, Infill Incentive District.
- Encourage **use of existing garages and lots** on the Downtown side of railroad tracks and west of 4th Ave.
- Implement a **car-sharing** program.
- Install **“smart” parking meters** in the 4th Avenue business district, portions of Warehouse District.





Tactics

- Establish a **“Parking Benefit District”**, reinvest portion of surplus from paid on-street parking revenue to off-street facilities.
- Construct **structured public parking west of 4th Avenue**, south of 6th Street, as part of a to-be-identified mixed-use development.
- Address **off-street needs north of 6th Street**.
- Resolve conflicts at **“interface” areas**.



Neighborhood/Commercial Interface

Areas where commercial or non-residential activity is adjacent to residential neighborhoods experience unique challenges that require more creative and "finely-grained" parking solutions.

Examples

- Businesses adjacent to Residential Permit Parking zones.
- Tucson High School
- Historic YWCA



Parking

Residential Permit Program

- Maintain fees at current levels.
- Improved Customer Service:
 - On-line permitting and purchase of visitor passes.
 - After-hours phone-in service requests for 24/7 permit-holders.
- Reinvest net proceeds of permit program into neighborhood with infrastructure support.

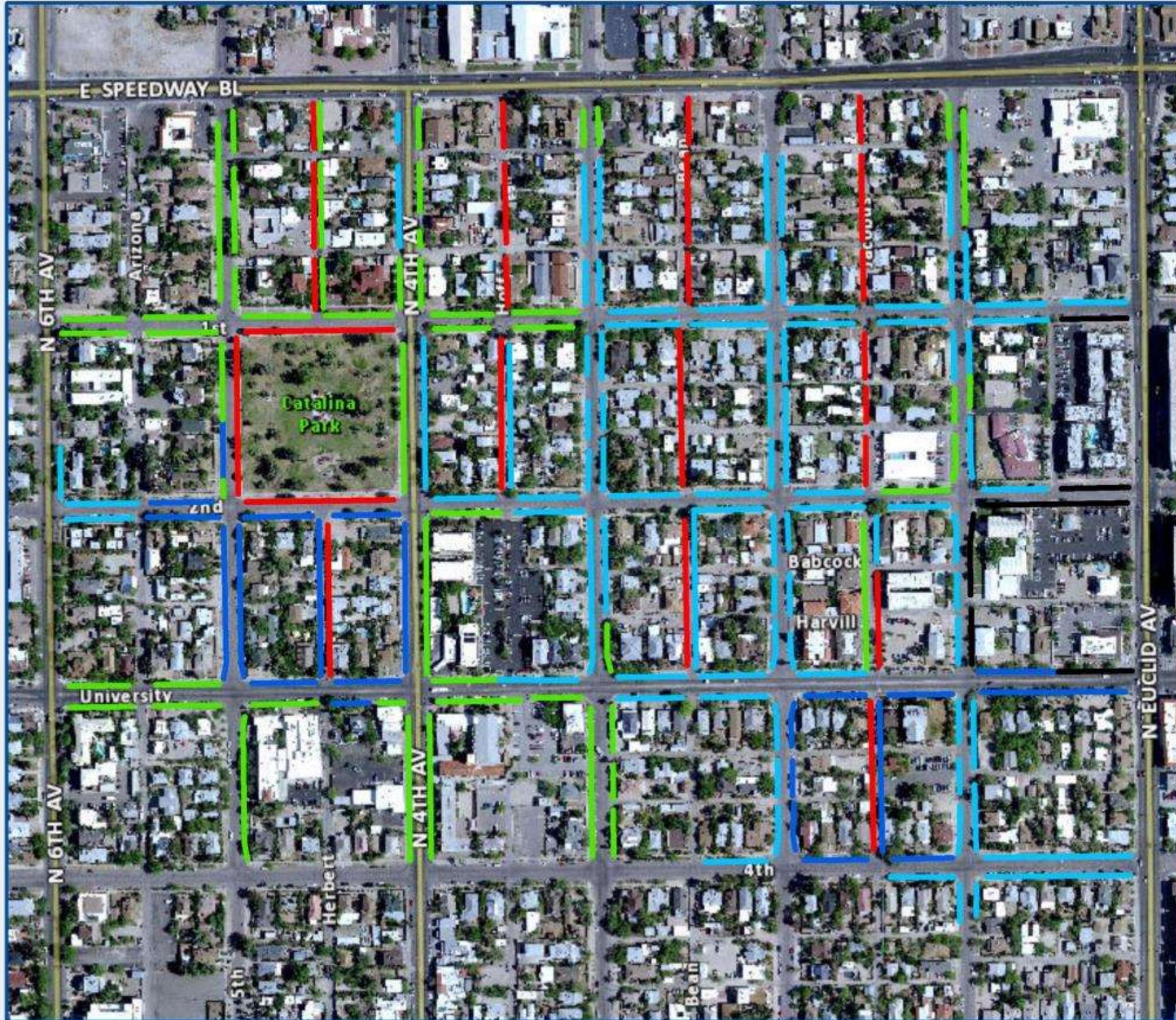




Implementation Timeline

- Ongoing meetings with stakeholder groups: WUNA, Pie Allen, Iron Horse, WAMO, FAMA, Tucson High School
- Present draft plan to ParkWise Commission on August 20
- Present to Mayor and Council, Fall 2013
- Ongoing procurement of “smart” meters, with contract to be awarded Fall 2013
- Meters and associated infrastructure (signage, striping, etc.) installed by early 2014, and go live.
- Parking policies for private-sector development to be incorporated into larger regulatory process (Downtown Links UOD, etc.)

West University/4th Avenue Character Areas: Current On-Street Parking



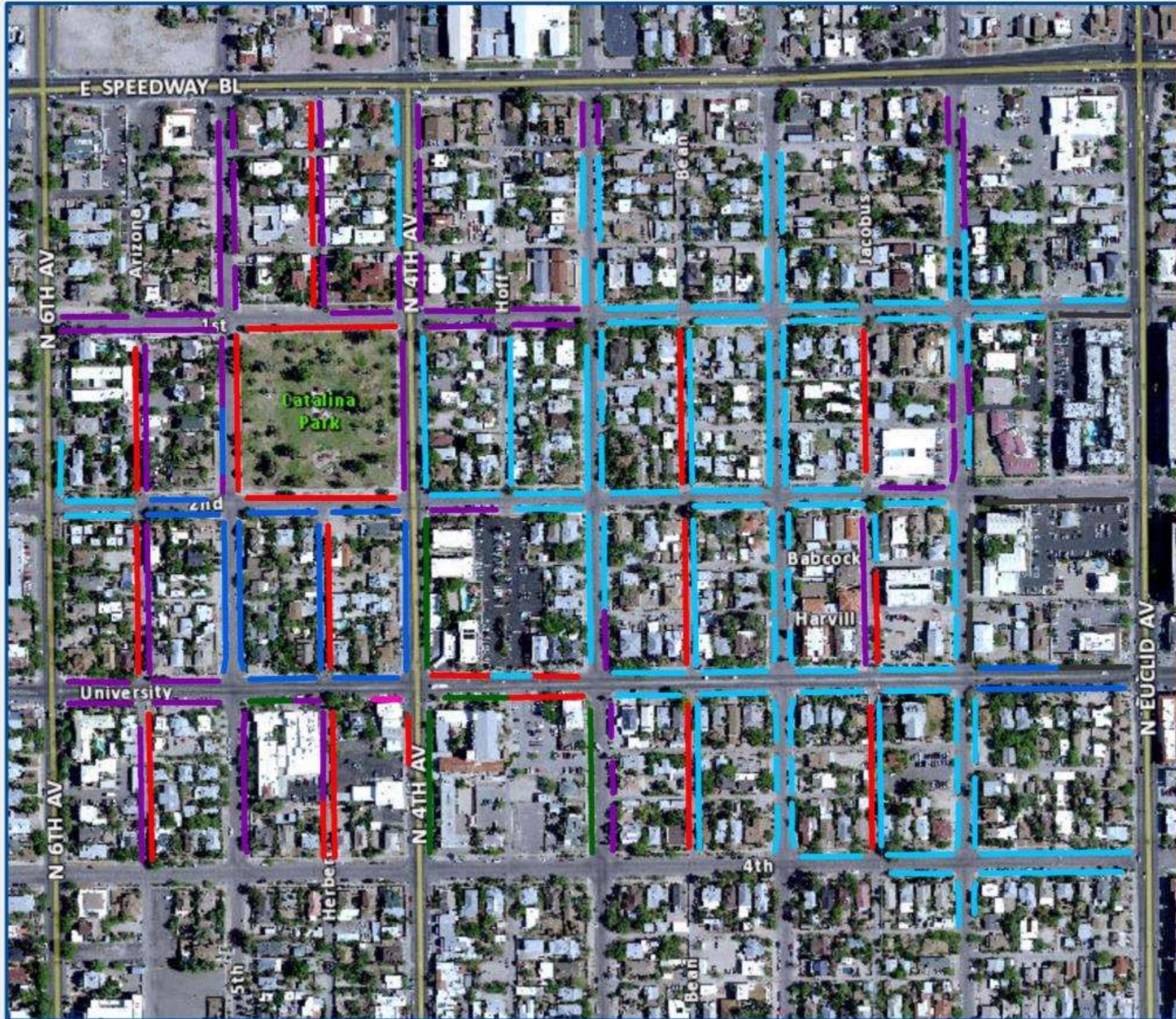
LEGEND

Parking Program

- Residential Permit Program: Monday - Friday 8am - 5pm
- Residential Permit Program: 24 Hours
- Free, No Time Restrictions
- Non-Residential Parking Program Monday-Friday 8AM-5PM
- No Parking



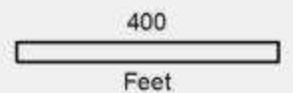
West University/4th Avenue Character Areas: Proposed On-Street Parking Management (Draft)



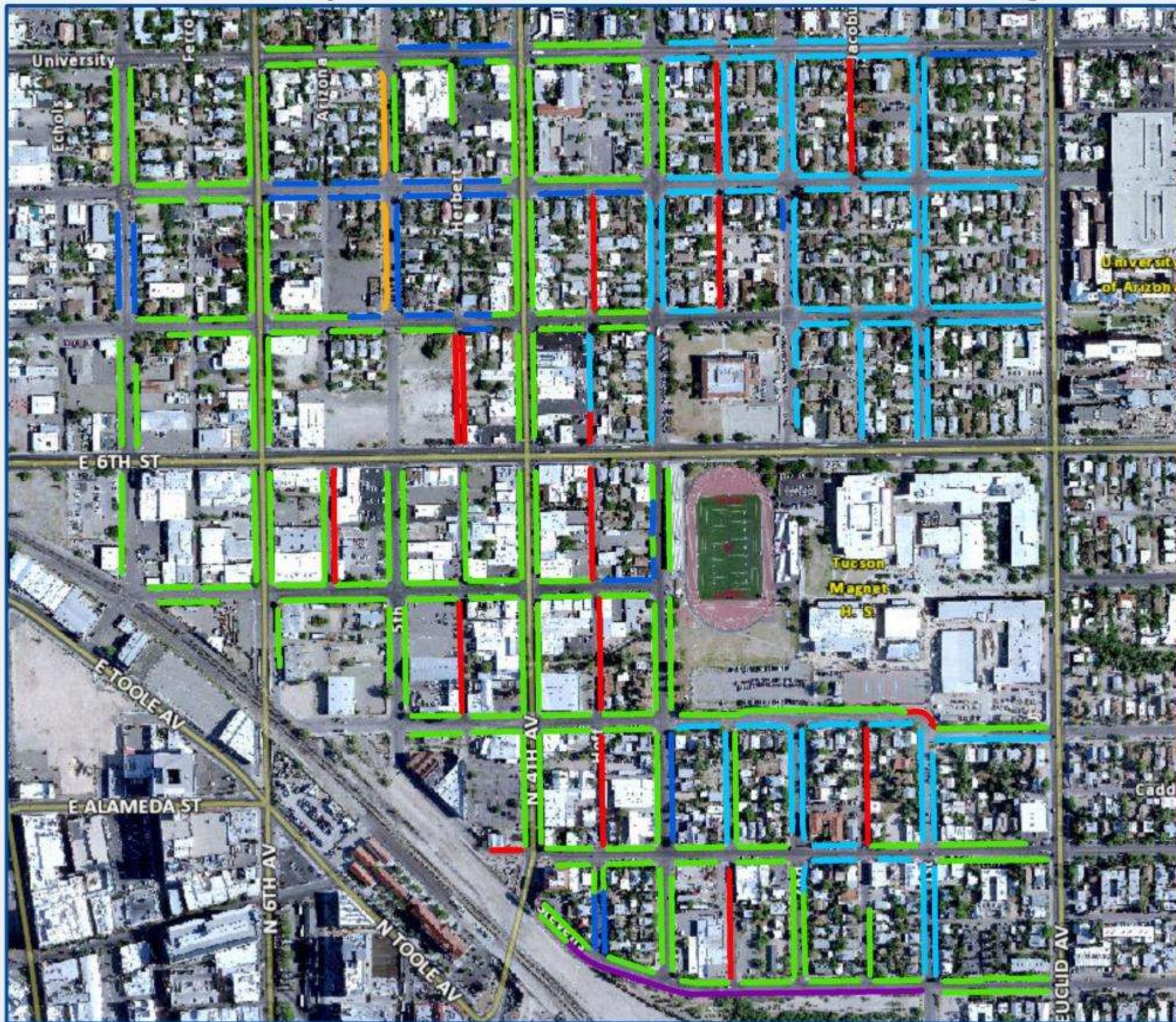
LEGEND

Parking Program

- Residential Permit Program: Monday - Friday 8am - 5pm
- Residential Permit Program: 24 Hours
- Proposed Time-Restricted Free Parking or Permit Parking
- No Parking
- Non-Residential Parking Program Monday-Friday 8AM-5PM
- Proposed Loading Zones
- Proposed New Meter Areas



West University/4th Avenue Character Areas: Current On-Street Parking



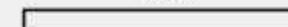
LEGEND

Parking Program

- Residential Permit Program: 24 Hours
- Residential Permit Program: Monday - Friday 8am - 5pm
- Free, No Time Restrictions
- No Parking from 10PM-6AM
- Free Parking 6AM-5PM 24 Hours
- Residential Permit Parking 5PM-6PM & Sat & Sun
- No Parking

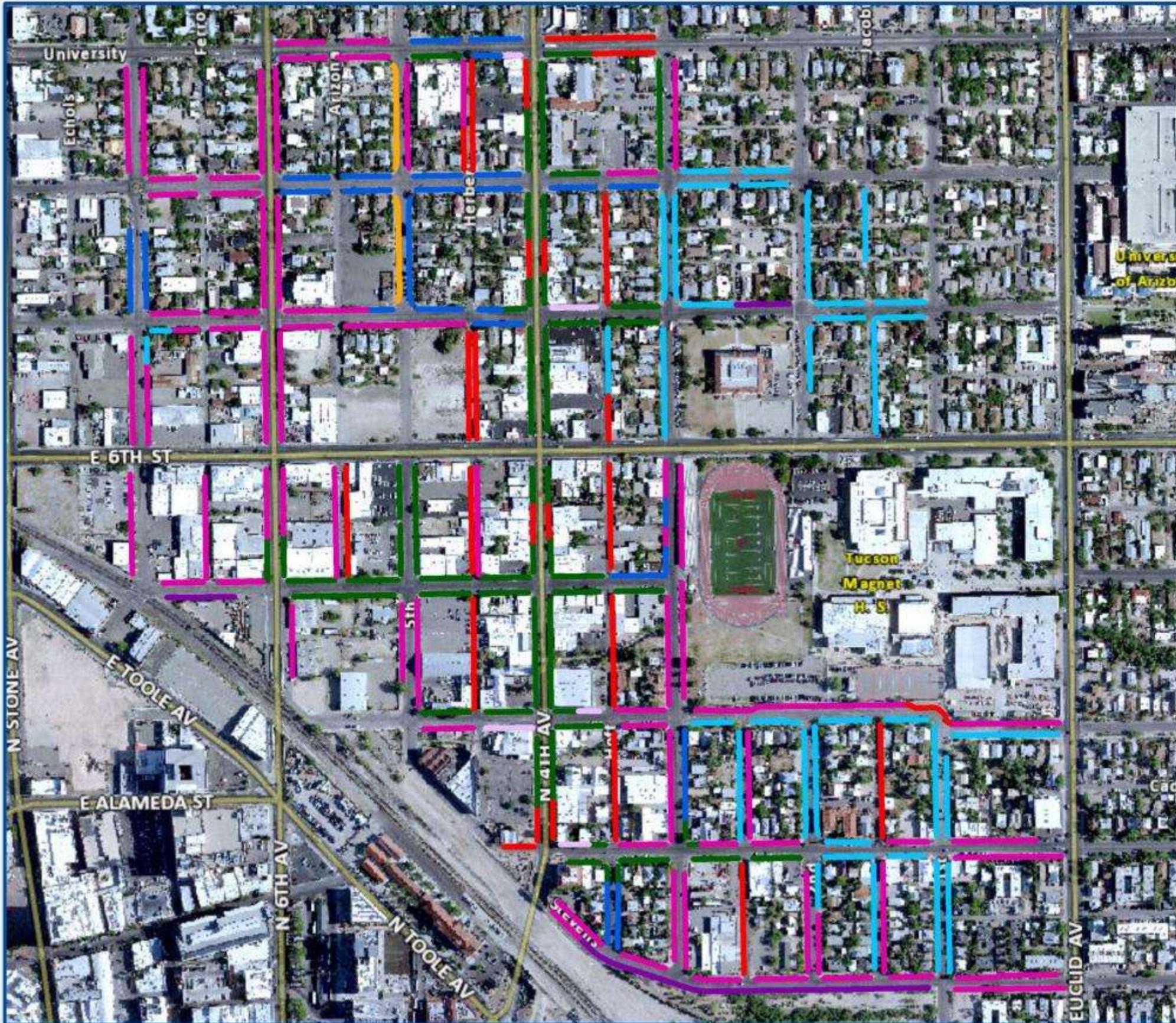


600



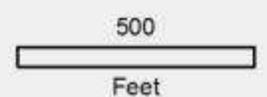
Feet

West University/4th Avenue Character Areas: Proposed On-Street Parking Management (Draft)



LEGEND

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 - Residential Permit Program: 24 Hours
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 - No Parking from 10PM-6AM
 - Free Parking 6AM-5PM 24 Hours
 - Residential Permit Parking 5PM-6PM & Sat & Sun
 - No Parking
 - Proposed New Meter Areas
 - Proposed Loading Zones





Streetcar Land Use Plan Design Charrette Followup Meeting



Next Steps



Work Products

- Comprehensive Strategy Document
- Streetscape Manual
- Streetcar-wide Organizational Structure Plan
- HPAD Zoning Text Amendment Draft
- Overall Parking Plan (ParkWise)
- Kickoff of Downtown Links process for proposed new sub-areas (8 months duration)
- Coordinate IID Design Review with Downtown Links



Meeting Dates

Community meetings

Eastern Terminus & Main Gate

Date/Time: Monday, August 12th 6:00 PM

Location: UA Student Union, 1303 E University Blvd., 2nd Floor - Kiva Room

Downtown Entertainment Districts & Downtown Cultural/Convention District –

Date/Time: Monday, August 19th 6:00 PM

Location: Public Works Building, 201 N Stone Av., Basement Conf. Rm. C

Western Terminus (Origins) – **Date/Time:** Monday, August 26th 6:00 PM

Location: Public Works Building, 201 N Stone Av., Basement Conf. Rm. C

Planning Commission Presentation: Aug. 21, 6 pm

Mayor & Council Presentation: Sept. 10

Historic Commission: TBD

Next Steps



Streetcar Land Use Plan Design Charrette Followup Meeting



Comments/Questions?