



Benedictine Monastery:
Plans Amendments, Planning Commission Public Hearing

November 15, 2018

POSTER
FROST
MIRTO





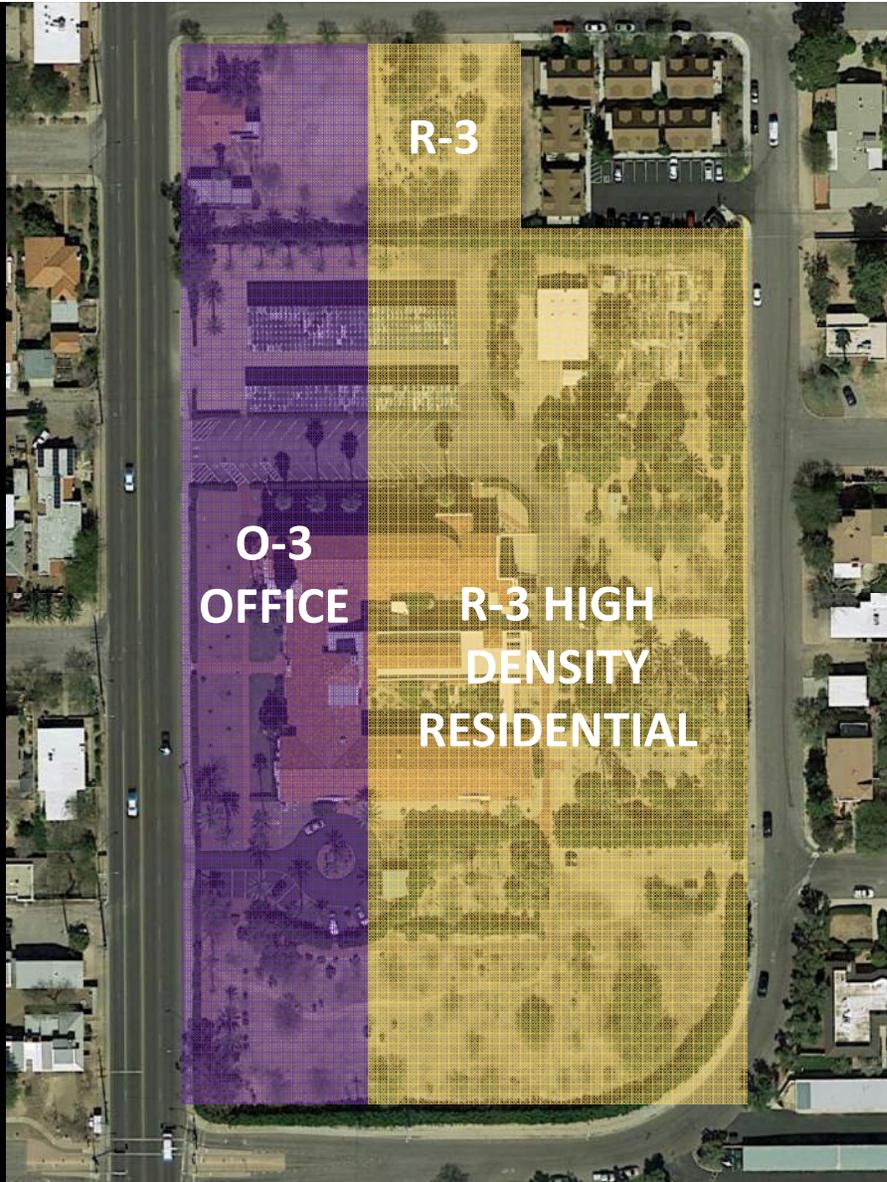
**No one cares more
about the preservation
of the Monastery than
our development team.**

In 45 years of work as Tucson leading preservation architects, we have learned that saving buildings is the easier part of preservation.

Finding contemporary sustainable economic uses is the hard part.



Tonight we consider Plan Amendments to the *Miramonte Neighborhood Plan* and *Alvernon-Broadway Area Plan* as a required step in a PAD rezoning. We will also consider conformance with *Plan Tucson*.



**EXISTING
COT ZONING
250 UNITS ALLOWED**



**EXISTING
COT ZONING
ALLOWABLE HEIGHT**

To do the quality project we envision, we have chosen to prepare a PAD to make modest changes to the existing zoning.



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A community that respects and integrates historic resources into the built environment and uses them for the advancement of multiple community goals.



HOME MAYOR'S PLANS MEET THE MAYOR OUR CITY BUSINESS PRESS ROOM INITIATIVES

BUSINESS SERVICES & INCENTIVES

The City of Tucson wants to help your business succeed.

Shortly after coming into office, Mayor Rothschild put in place an Office of Economic Initiatives to advocate for and help businesses navigate city and other services, such as business licensing and getting a Certificate of Occupancy.

He also brought the city's many business incentive and assistance programs together under one roof. Contact the Office of Economic Initiatives, (520) 837-4078, for information on these and other programs.

Have a location? See what incentives are available [here](#).

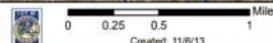


Breaking ground on the city's first GPLET project in the Central Business District: One East Broadway, October 2012

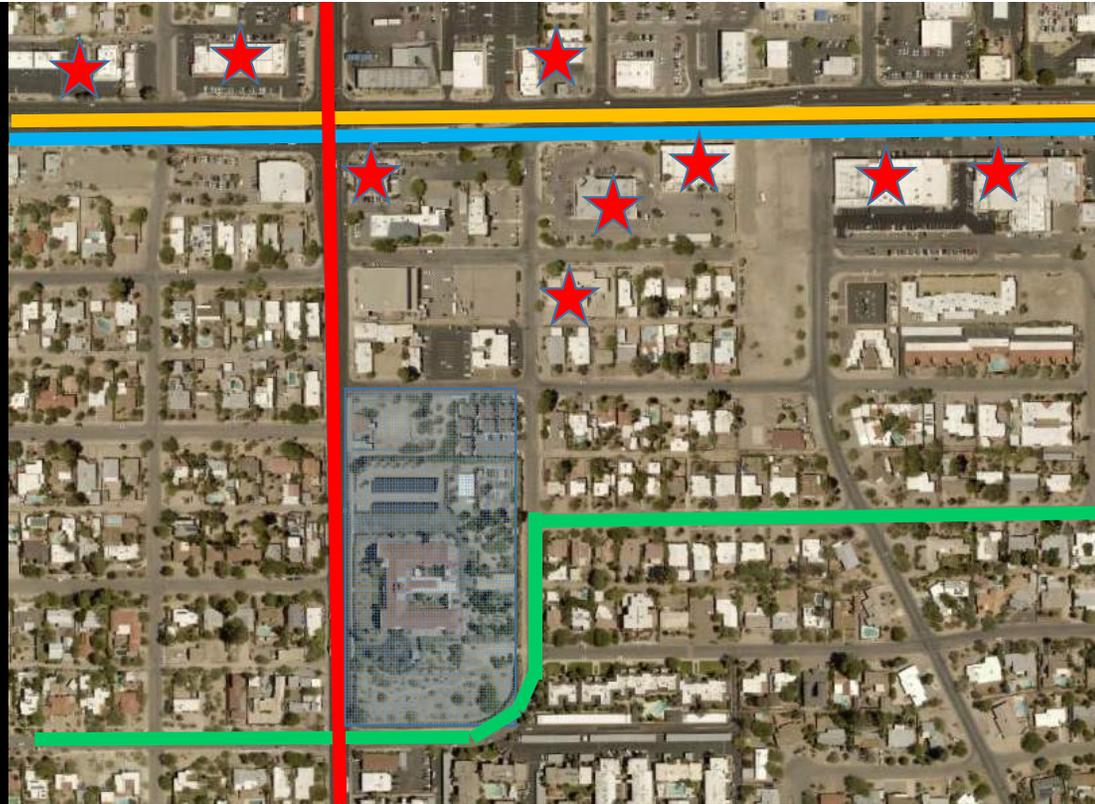
GPLET Incentive Area



Are you in the area? Visit maps.tucsonaz.gov/zoombiz



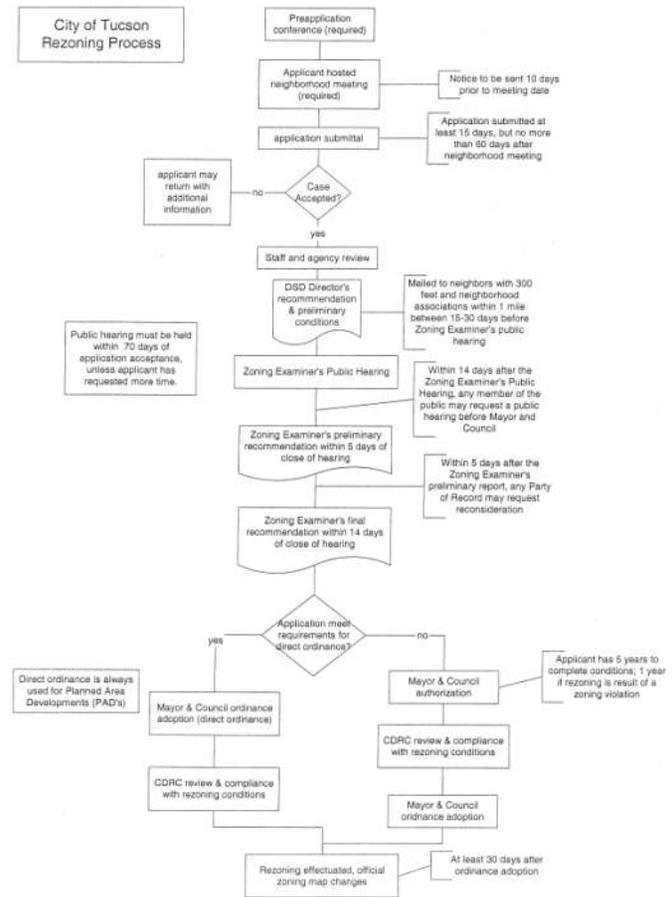
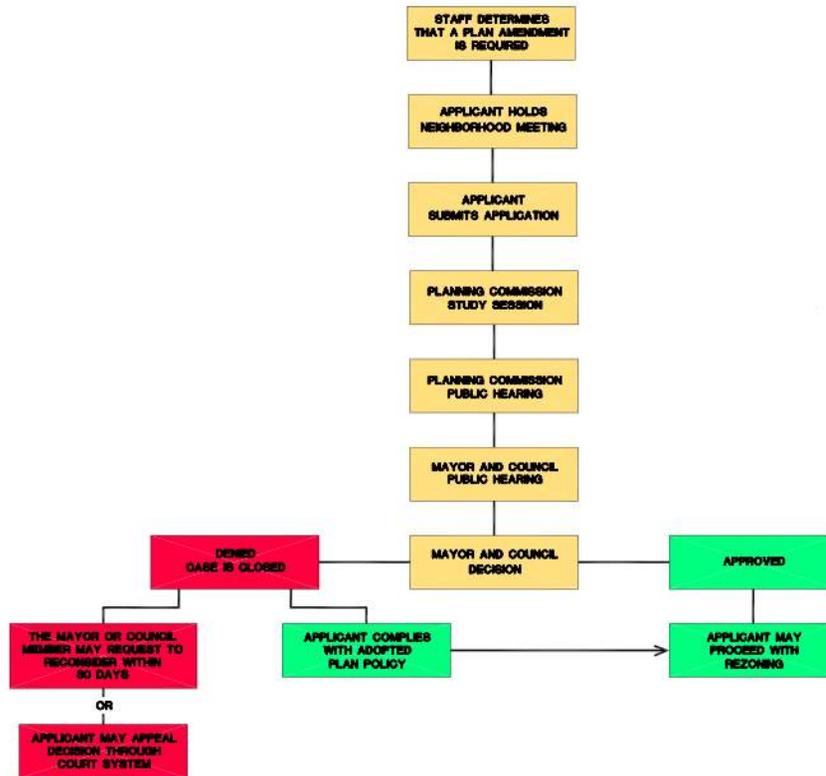
HP1 Implement incentives for private property owners to maintain, retrofit, rehabilitate, and adaptively reuse historic buildings.



25

An urban form that conserves natural resources, improves and builds on existing public infrastructure and facilities, and provides an interconnected multi-modal transportation system to enhance the mobility of people and goods.

Plan Amendment Process



RR7 Undertake an inclusive community participation process in redevelopment and revitalization efforts.



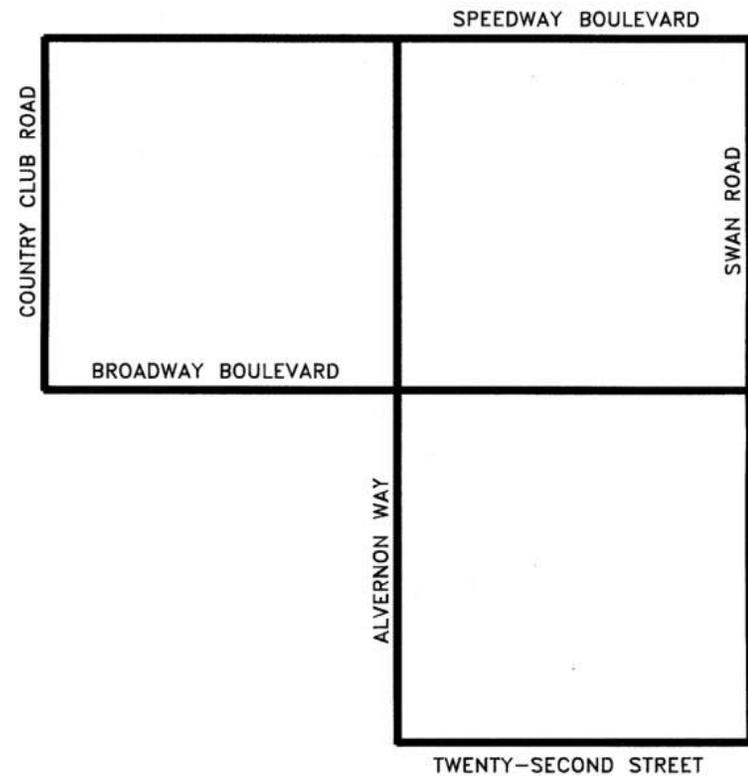
1 A mix of well-maintained, energy-efficient housing options with multi-modal access to basic goods and services, recognizing the important role of homeownership to neighborhood stability.

June 17, 2008

Miramonte Neighborhood Plan



*Adopted by the Mayor and Council, June 17, 2008
Resolution No. 20984*



ALVERNON-BROADWAY AREA PLAN

Adopted by Mayor and Council
February 27, 1995
Resolution #16833
and subsequently amended

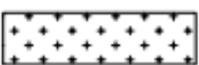
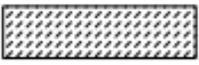
last updated June 2007

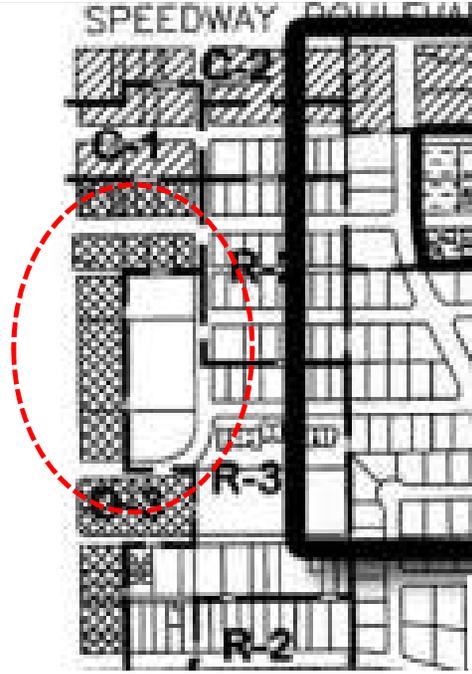
planning
department
CITY OF TUCSON, ARIZONA



Miramonte Neighborhood Conceptual Land Use

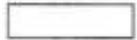
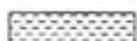
Legend

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Office/High Density Residential
-  Commercial/Office/High Density Residential



ALVERNON-BROADWAY AREA PLAN CONCEPTUAL LAND USE MAP

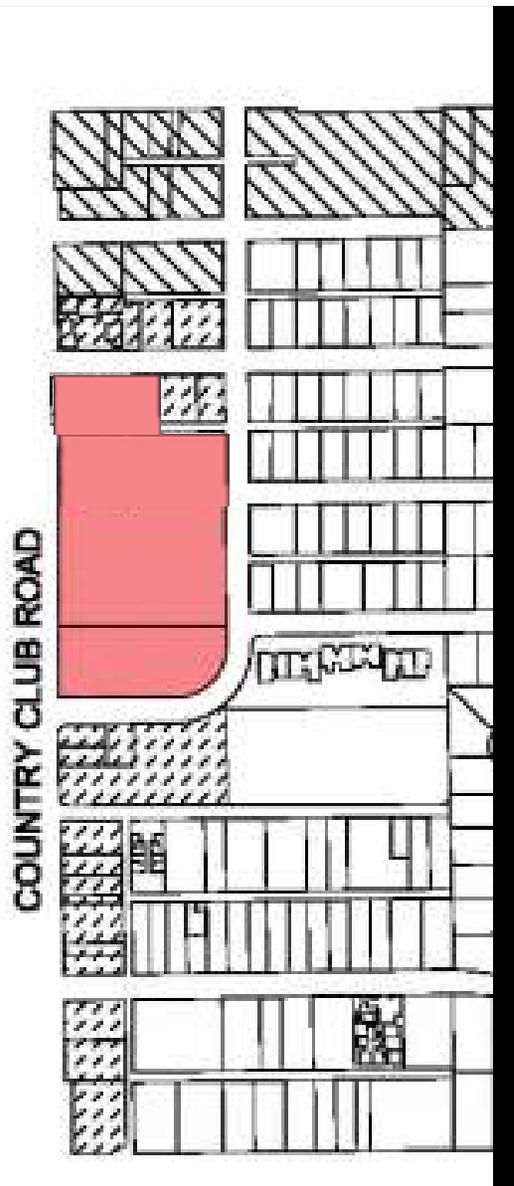
Legend

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  OFFICE
-  OFFICE/HIGH DENSITY RESIDENTIAL
-  PARKING BUFFER
-  COMMERCIAL/OFFICE/HIGH DENSITY RESIDENTIAL



Proposed map revisions.

Miramonte Neighborhood Conceptual Land Use



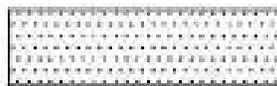
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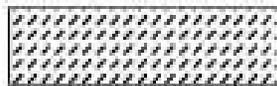
Low Density Residential



Medium Density Residential



High Density Residential



Office/High Density Residential



Commercial/Office/High Density Residential



Commercial - Neighborhood Level/Office/High Density Residential



Proposed policy changes.

Policy 2.4:

Preservation and Reuse of Benedictine Monastery Site

Strategies: 2.4.1 – Encourage preservation of the Monastery buildings through an Historic Landmark designation or other preservation mechanism.

Policy 2.4:

Preservation and Reuse of Benedictine Monastery Site

Strategies: 2.4.2 – Promote appropriate adaptive reuse opportunities for the Monastery buildings, including neighborhood-level commercial, office or high density residential uses.

Policy 2.4:

Preservation and Reuse of Benedictine Monastery Site

Strategies:

2.4.3 – Develop residential heights based on the careful design of the project, allowing heights to 55' (as defined by Section 6.4.4 of the Unified Development Code) but with step downs towards Country Club Road.

Architectural style of new development shall be compatible with the Monastery and the overall design character of the neighborhoods.

Policy 2.4:

Preservation and Reuse of Benedictine Monastery Site

Strategies:

2.4.4 –The total number of new construction residential units shall be limited to the allowable 250 new construction units. An increase in the total allowable units on the site to 255 new construction residential units is allowed only if it meets the terms of an agreement referenced in Strategy 2.4.6. This will not limit the potential for any additional residential units to be located inside the existing monastery. Additional residential units may be located in the monastery above that amount.

Policy 2.4:

Preservation and Reuse of Benedictine Monastery Site

Strategies:

2.4.5 – An advisory committee with neighborhood representation shall be formed during the PAD I Rezoning process, to insure neighborhood input and feedback throughout the design and PAD I Rezoning process. The specific membership structure, procedures and duties of the group will be detailed in the future Planned Area Development (PAD) document during the rezoning process.

Policy 2.4:

Preservation and Reuse of Benedictine Monastery Site

Strategies:

2.4.5 –The advisory committee, the neighborhood, and the developer shall incorporate as binding conditions within the PAD document specific items outlined in an agreement reached between Neighbors for Reasonable Monastery Development and Tucson Monastery LLC, dated October 5, 2018.



Characteristics of the existing zoning:

- No current historic guidelines or protection for Monastery (*COT has initiated HL*)
- “Group dwelling” is the current and allowable use on the whole site.
- Only residential uses allowed in Monastery
- No neighborhood participation or design review. Only Building Code/UDC required.
- 40’ maximum height.
- 250 units regardless of unit size, BR count.

Characteristics of Future PAD:

- Partners with COT on historic protection
- Prohibits “Group dwelling” (student housing)
- Has full public design review and conditions, 5 formal public reviews. More informal reviews, working together.
- Asks for heights greater than 40’ (33’, 44’, 55’)
- Proposed ~250 new units, = current zoning.
- Asks for local commercial Monastery uses.