



**Benedictine Monastery:
Plans Amendments, Study Session with Planning Commission**

September 12, 2018

POSTER
FROST
MIRTO



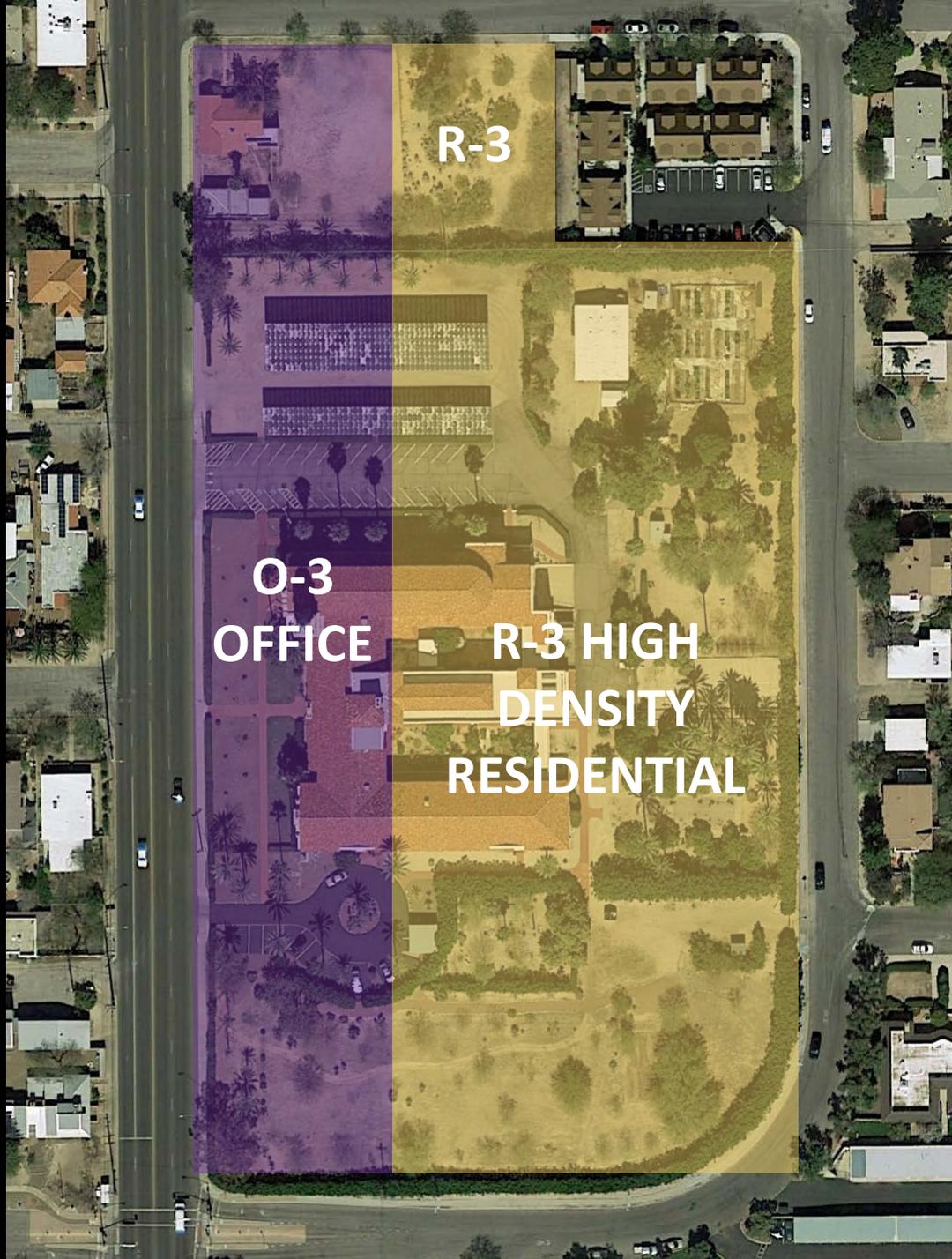


What we have learned after 45 years of work as a preservation architect is that saving buildings is the easier part of preservation.

Finding contemporary sustainable economic uses is the hard part.



With that in mind, we are here tonight to begin a complex process of Plan Amendments to the *Miramonte Neighborhood Plan* and the *Alvernon-Broadway Area Plan* as a required preliminary step in a PAD rezoning.



R-3

O-3
OFFICE

R-3 HIGH
DENSITY
RESIDENTIAL

**EXISTING
COT ZONING
250 UNITS ALLOWED**



40' height
limit

40' height limit

40'
height
limit

40' height limit

**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.

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

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.

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

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

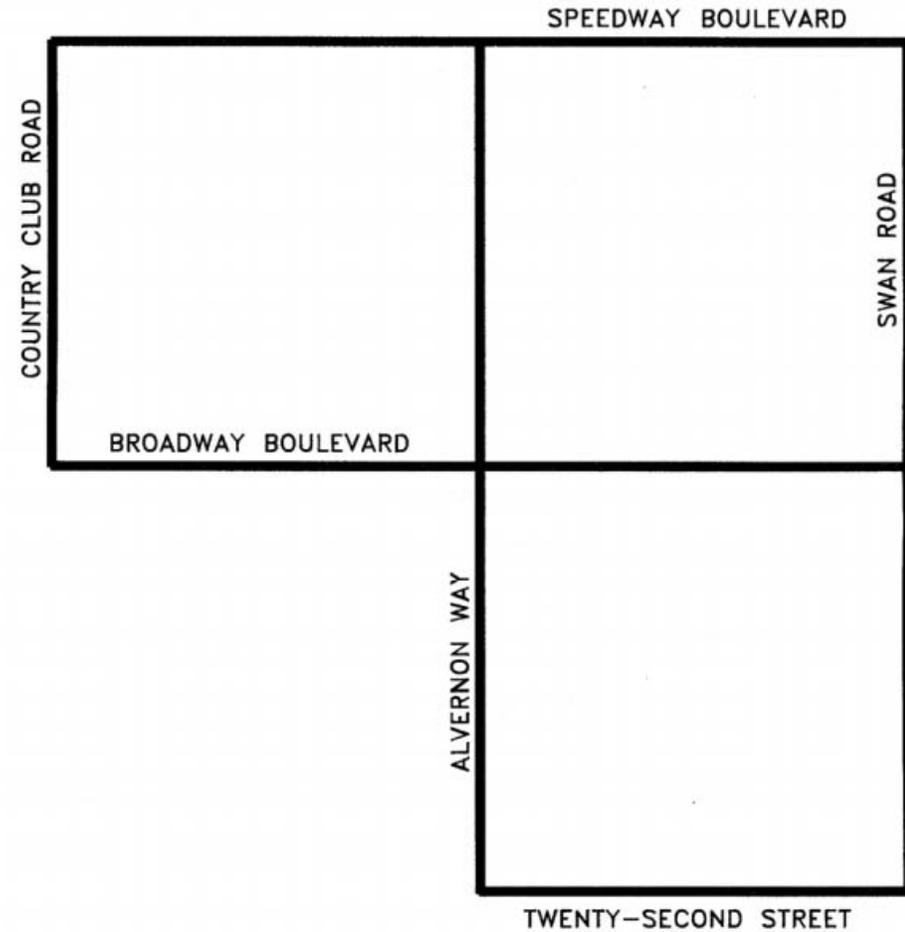
1 A mix of well-maintained, energy-efficient housing options with multi-modal access to basic goods and services, recognizing the important role of homeownership to neighborhood stability.

June 17, 2008

Miramonte Neighborhood Plan



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



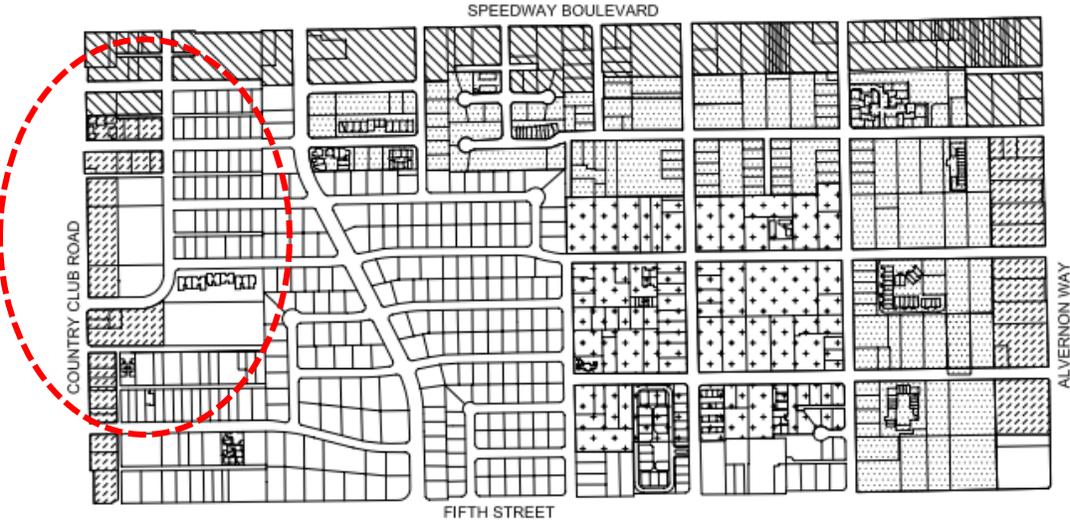
ALVERNON-BROADWAY AREA PLAN

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

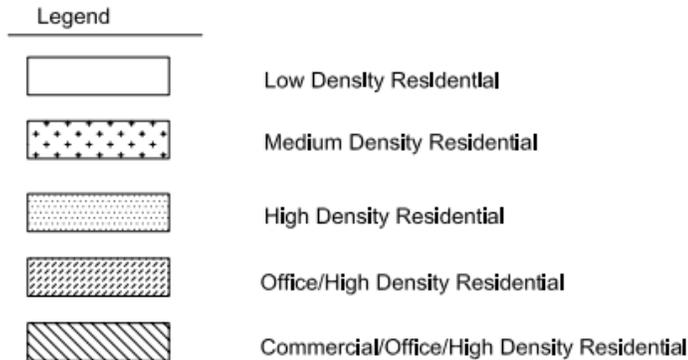
last updated June 2007

Exhibit 2: Miramonte Neighborhood Conceptual Land Use Map

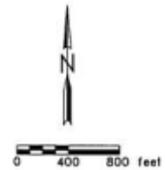
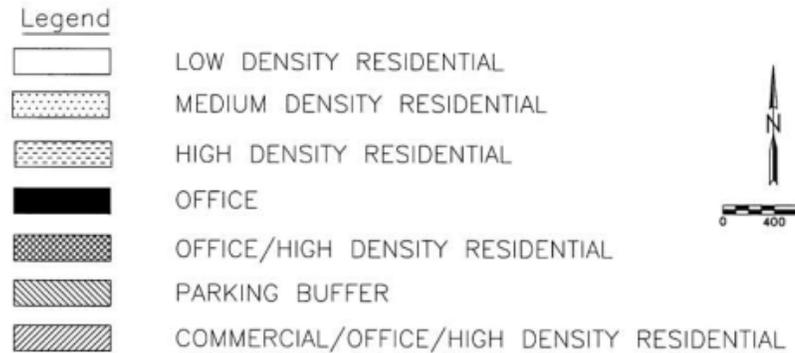
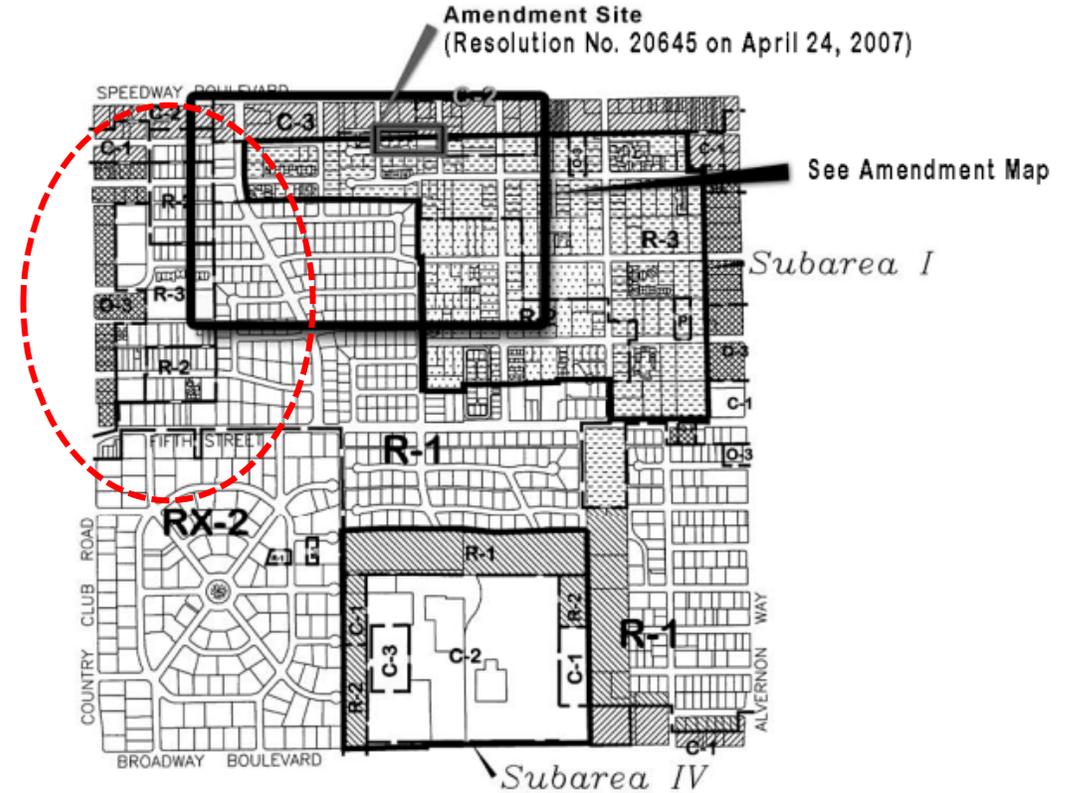
Note: This map is based on, and consistent with, the Alvernon-Broadway Area Plan Conceptual Land Use Map on page 21 of the City of Tucson, Alvernon-Broadway Area Plan (Adopted 1995, Amendments Aug. 1998, Oct. 1998, and Sept. 2000).

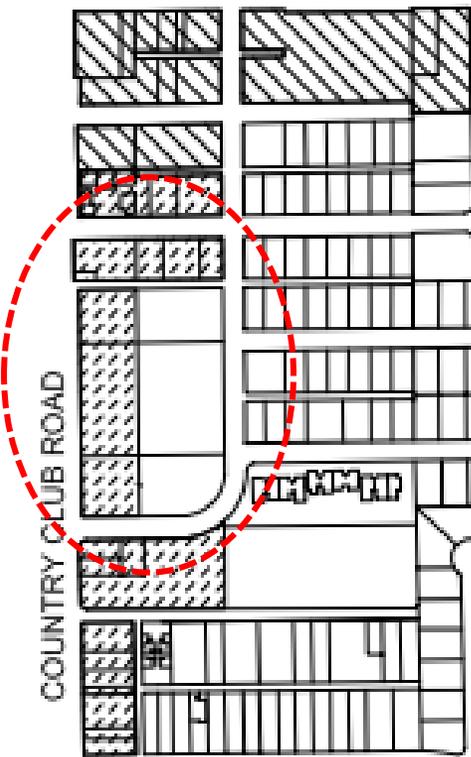


Miramonte Neighborhood
Conceptual Land Use



**ALVERNON-BROADWAY AREA PLAN
CONCEPTUAL LAND USE MAP**



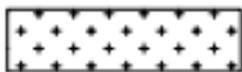


Miramonte Neighborhood Conceptual Land Use

Legend



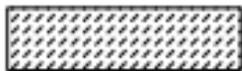
Low Density Residential



Medium Density Residential



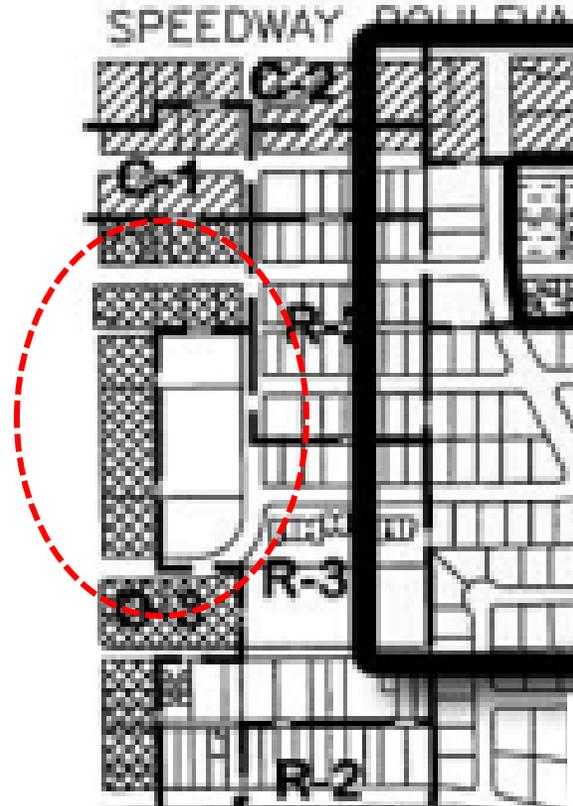
High Density Residential



Office/High Density Residential

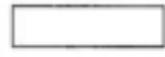


Commercial/Office/High Density Residential

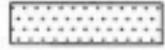


ALVERNON-BROADWAY AREA PLAN CONCEPTUAL LAND USE MAP

Legend



LOW DENSITY RESIDENTIAL



MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL



OFFICE



OFFICE/HIGH DENSITY RESIDENTIAL



PARKING BUFFER

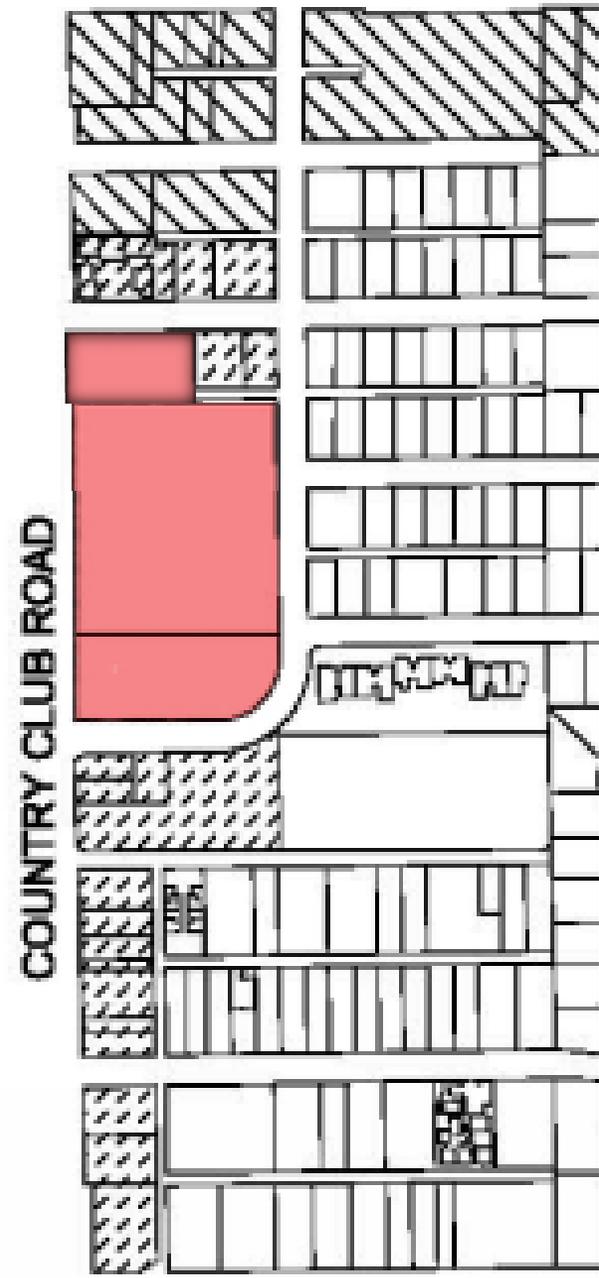


COMMERCIAL/OFFICE/HIGH DENSITY RESIDENTIAL



Proposed map revisions.

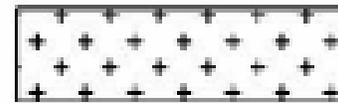
Miramonte Neighborhood Conceptual Land Use



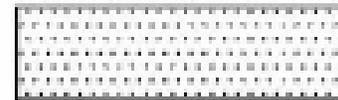
Legend



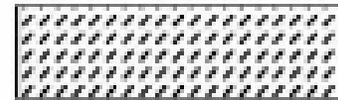
Low Density Residential



Medium Density Residential



High Density Residential



Office/High Density Residential



Commercial/Office/High Density Residential



Commercial - Neighborhood Level/Office/High Density Residential

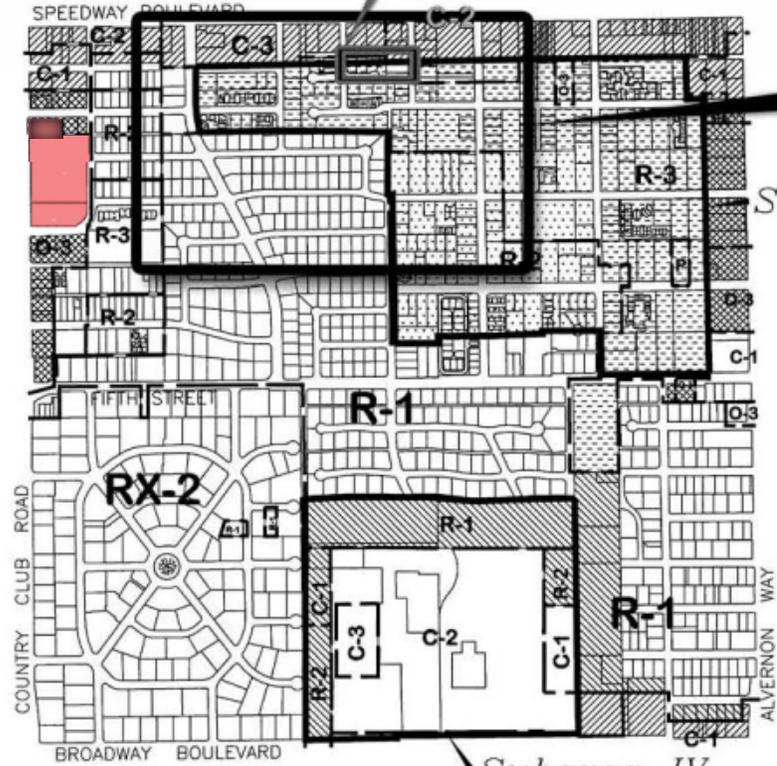


Amendment Site
(Resolution No. 20645 on April 24, 2007)

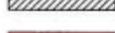
See Amendment Map

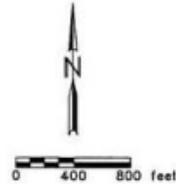
Subarea I

Subarea IV



Legend

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



ALVERNON-BROADWAY AREA PLAN CONCEPTUAL LAND USE MAP

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.....

Policy 2.4:

Preservation and Reuse of Benedictine Monastery Site

Strategies:

2.4.3 –Architectural style of new development shall be compatible with the Monastery and the overall design character of the neighborhoods. An advisory committee with neighborhood representation shall be formed through the PAD process. The total number of new construction residential units shall be limited to the allowable R-3 calculated unit count for the gross area of the site (250 new construction units).



**PROPOSED PLAN
LANGUAGE
MONASTERY USES**





POSSIBLE ADAPTIVE RE-USE USES:

- **Residential** (allowed now)
- **Office use** (allowed now, west side only)
- **Restaurant/Café**
- **Boutique Hotel**
- **Community Wellness Spa/Fitness Center**
- **Community Health Clinic**
- **Ensemble/Choral Music Venue**
- **Others?**

**These will be issues that will be the
topic of conversation during the PAD.**

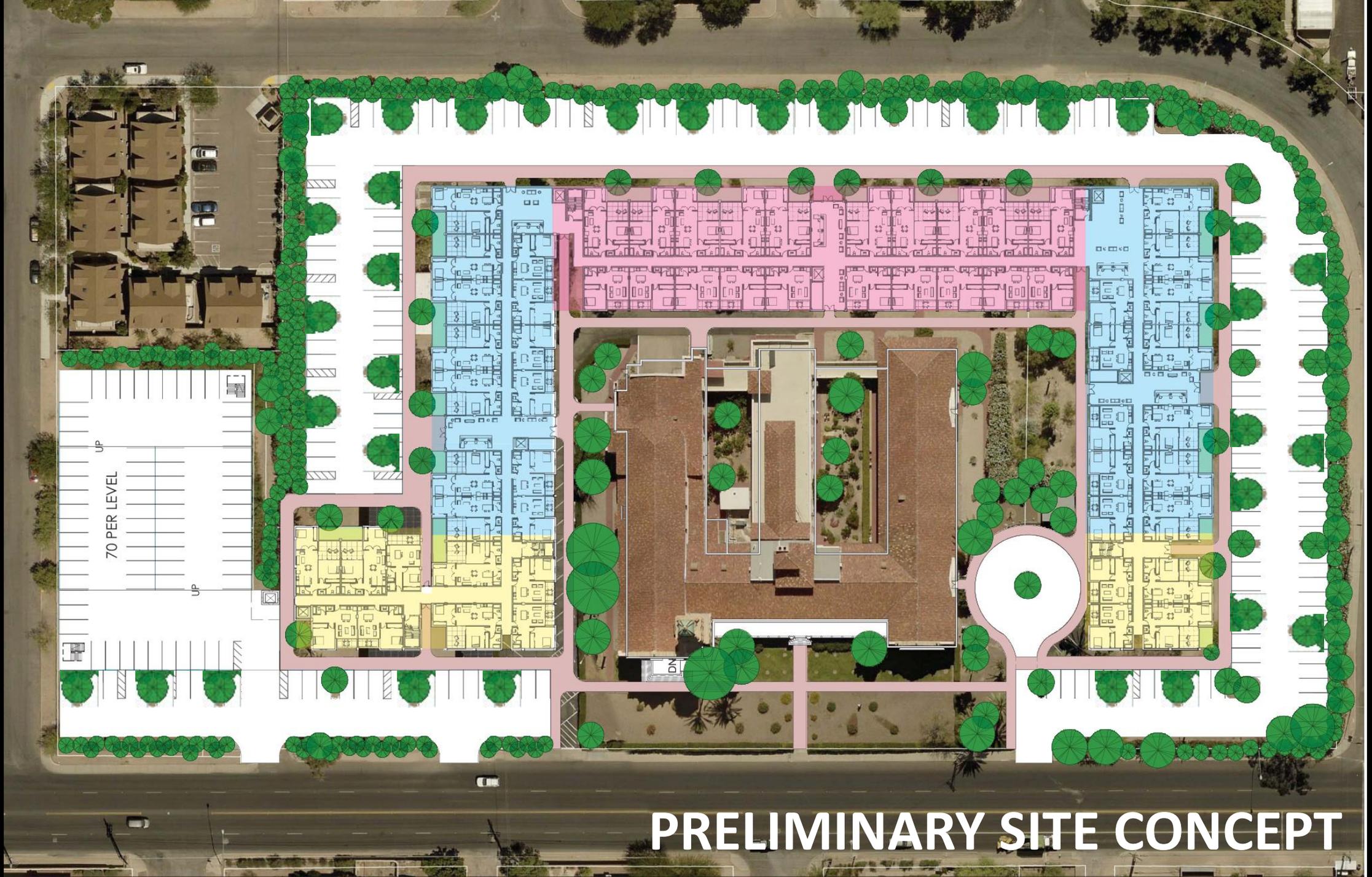
Characteristics of the existing zoning:

- 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 allowed regardless of unit size.

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’)
- Asks for 250 units, same as current zoning.
- Asks for local commercial Monastery uses.

So our goal is to go forward **together**, first through the Plan Amendment and later through a PAD, **working collaboratively** and making this project and site something **we will all be proud of.**



PRELIMINARY SITE CONCEPT

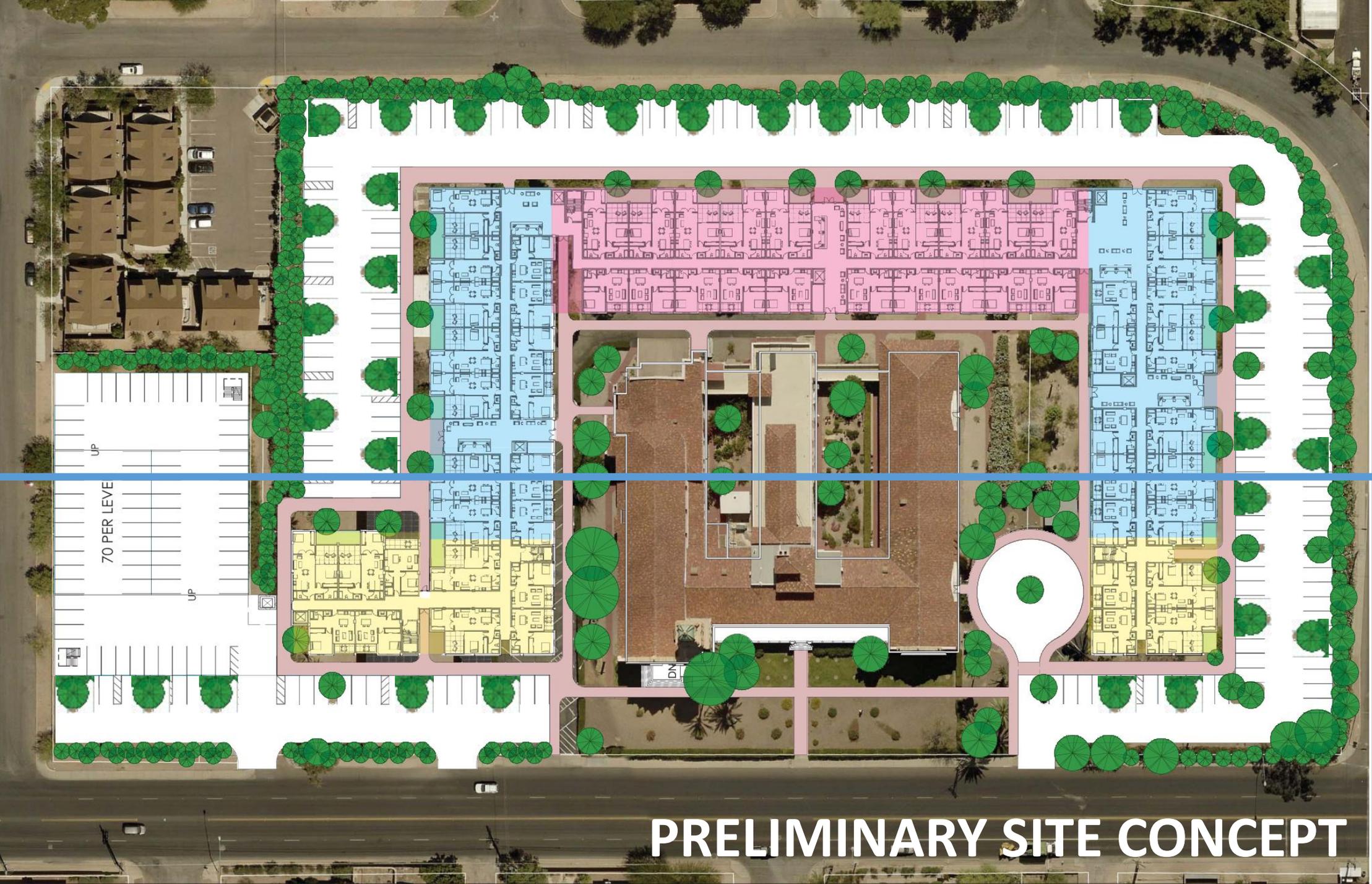


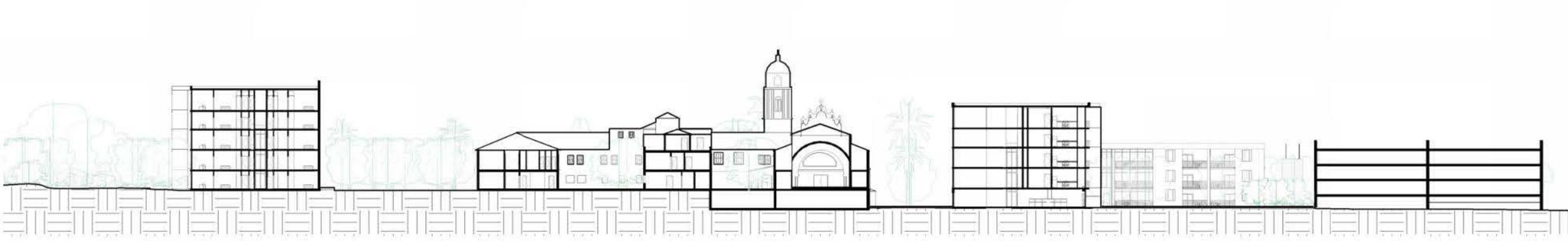
70 PER LEVE

UP

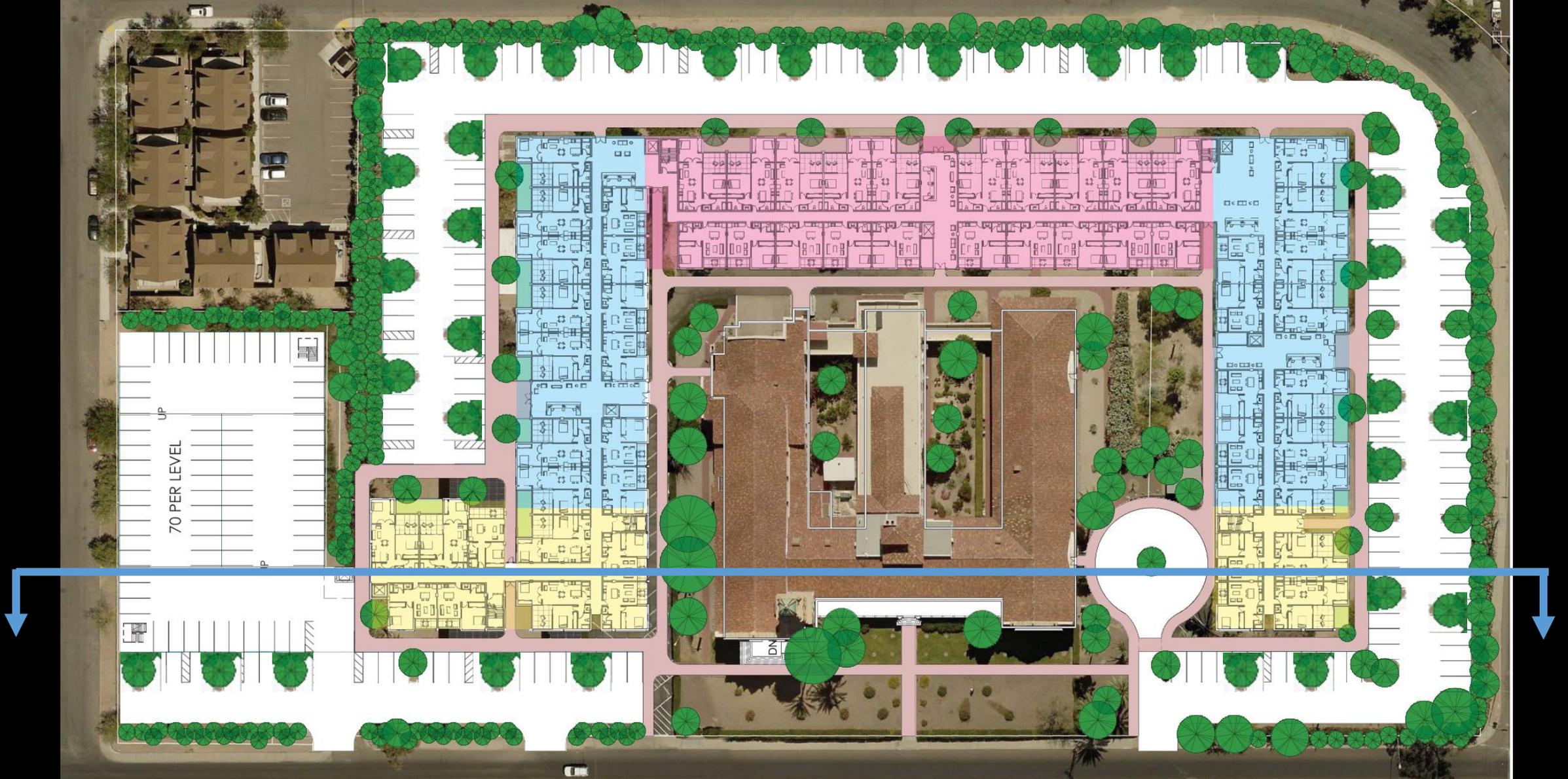
UP

PRELIMINARY SITE CONCEPT

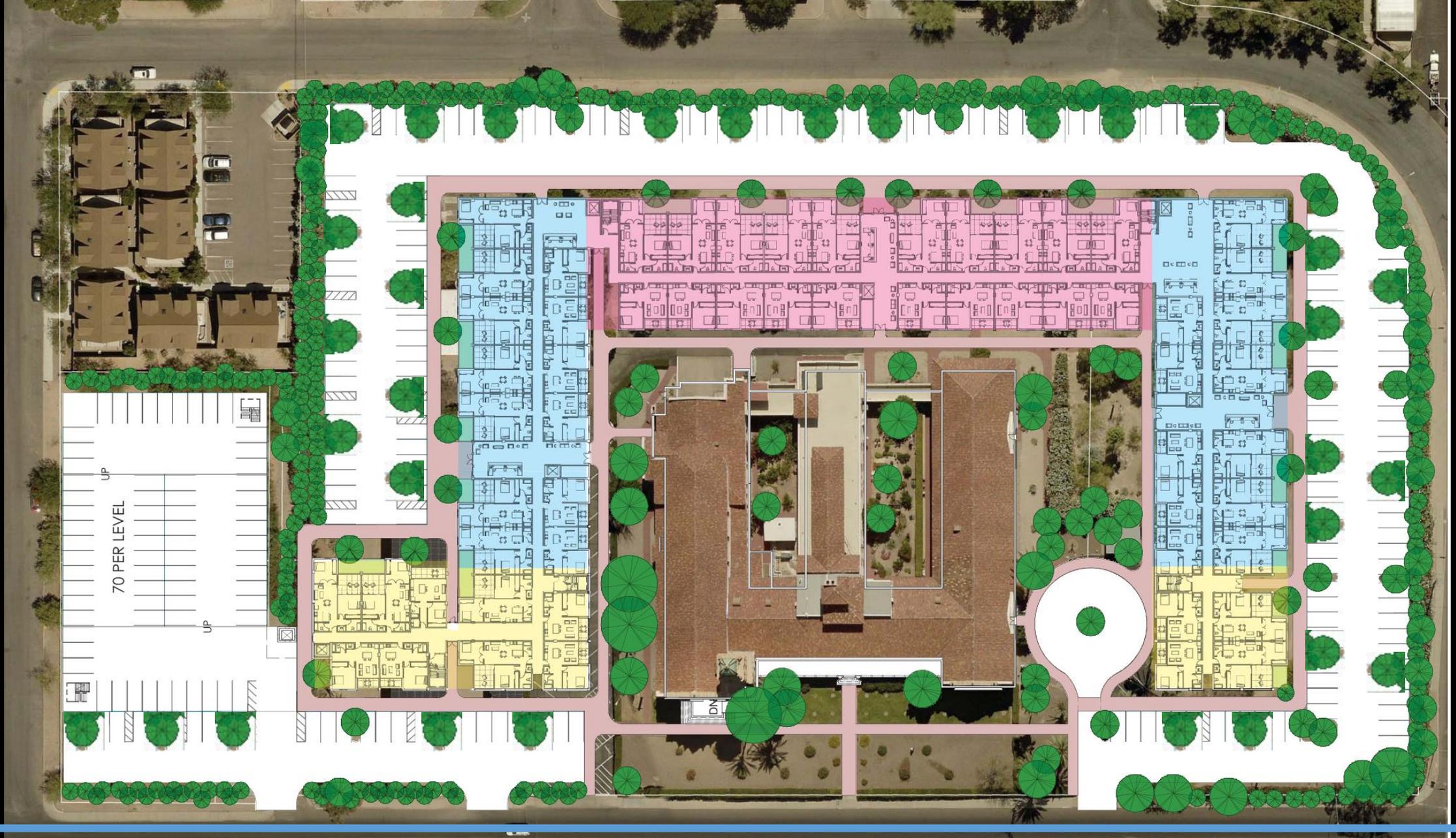




① Section 1
1" = 50'-0"



PRELIMINARY SITE CONCEPT



PRELIMINARY SITE CONCEPT