Main Gate Discussion Materials
Mayor and Council Action

- June 28, 2011 – M/C initiates land use plan amendment for West University Transition Area
- December 5, 2011 – M/C initiates rezoning to Urban Overlay District or UOD (Main Gate District - MGD)
- December 13, 2011 - M/C adopts plan amendment for transit-oriented development in Transition Area
- February 28, 2012 – M/C adopts MGD rezoning ordinance
Main Gate District Goals

• Create an urban neighborhood with multi-modal options
• Design by using the best practices and for pedestrian comfort
• Encourage a mix of uses
• Encourage preservation and restoration of historic buildings whenever possible
• Create a streamlined development process for transit-oriented development.
MGD Portion - Discussion Area

Main Gate District (UOD)

Area of Consideration
Main Gate Urban Overlay District

1 inch = 200 feet

April 11, 2012
MAP 3 TRANSITION AREA LAND USE DESIGNATIONS

Transition Area Land Use Designations – Adopted Dec 13, 2011

Area 1: Transit-Oriented Development (TOD) Area
Includes Sub-Areas A, B, C
Varied Heights - See Transition Area Policy B
Amended 12/7/2009, Resolution No. 21449, to allow 140'-foot high building in the northwest portion of the block bounded by Second Street, Park Avenue, University Boulevard, and the Tyndall Avenue alignment.

Area 2: Mixed Use Area
Restricted Heights - See Transition Area Policy B

Area 3: University of Arizona TOD Area
Owned by ABOR, except *privately owned
Support TOD on privately owned parcels. Building height consistent with surrounding development - See Transition Area Policy B

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West University Neighborhood Plan Transition
Area Building Height Policy

MAP 4A BUILDING and MASSING
View from Speedway/Euclid, looking southeast

Numbers refer to stories. Massing boundaries are approximate.
*2009 Plan Amendment, 140' building height allowed.

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Main Gate District

- East - UA on east,
- West - West University historic Neighborhood on west
- Center - University Blvd commercial area
- Center - Marriott Hotel, two parking garages, Arizona Hist. Society Museum
- Southeast corner - UA student housing on 6th St.
- North - Small business Speedway/Park area
Current Zoning
Historic Preservation and the Main Gate District

- Restored building using the MGD has several incentives
- May use non-residential uses
- Have flexible development standards
- Reduced development review fees
- New development retains historic overlay designation
- An enhanced HPZ demolition process with more public input
Transit-Oriented Uses

Plan amendment encourages transit-oriented uses.
Examples:
Theater
Micro breweries
Multi-family
Office
Retail
Multi-Use
Lodging
Educational uses
Administrative and professional offices
Instructional school
Merchandise sales
Key Issues

- **Demolitions**
  - Allow to be reviewed with UOD option
  - Must go through a rezoning and no UOD option
  - Compromise option?

- **Height Profile**
  - Approved by MC
  - WUNA proposal
  - Compromise option?

- **Historic Adjacency**
  - Historic commission recommendation - 25% bulk reduction
  - Tyndall Ave Property owners concern on development limitations
  - Compromise option?
Building Height Profile
Building Massing Plan - Adopted December 13, 2011

Looking southeast from Speedway Blvd.
West University Neighborhood Association  Height Profile Proposal
WUNA on the LEFT
City of Tucson on the RIGHT

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MGD and HPZ Demolition Process
Zoning Examiner Hearings

January 26
• Historic Advisory Board
• Historic Commission
• Design Review Committee
• Mayor and Council

February 9
• Historic Advisory Board
• Historic Commission
• Design Review Committee
• Neighborhood Meeting
• Zoning Examiner
• Mayor and Council
Compare MGD Option and Rezoning

**MGD Option - Demolitions can use the MGD option**
- Requires M/C HPZ Demolition approval;
- Notice all of WUNA p. owners;
- Requires a UOD review fee;
- **No rezoning site analysis required**;
- Requires M/C Replacement plan approval;
- Requires ZE hearing;
- Requires M/C hearing;
- Can limit or deny height request;
- **No rezoning ordinance.**

**Rezoning - Demolitions cannot use the MGD option**
- Requires MC HPZ Demolition approval;
- **No** Notice all WUNA p. owners;
- Requires a rezoning review fee;
- **Requires** a rezoning site analysis;
- Requires M/C Replacement plan approval;
- Requires ZE hearing;
- Requires M/C hearing;
- Can limit or deny height request;
- **Requires** rezoning ordinance.
Historic and Street Adjacency Standards
Main Gate District Massing
Height & Mass Transition

Total Building Stories and Height not to exceed:
- See Section C-18 (Historic Preservation)
- 6 stories, not to exceed 84 feet (* See Section C-18 Historic Preservation)
- 8 stories, not to exceed 96 feet
- 10 stories, not to exceed 120 feet
- 12 stories, not to exceed 144 feet
- 13 stories, not to exceed 148 feet
- 14 stories, not to exceed 159 feet
MGD Citations Regarding Street and Historic Adjacency

• **Above 26’ of Buildings** – At least 25% of street frontage façade must be set back 12’.

• **Euclid Ave** – Above 26’ of Building must stair step a minimum of 12’ along 75% of street frontage length.

• **Non-contributing building next to contributing structure** – Compatible architecture and PDSD director may require at least 25% of the length of the façade above 26’ of building to set back 12’.
Street Corners

- Street corners can become elements that add architectural value as they create areas for passive and active recreational uses.
- Properties on street corners require more set backs above 26’ than a mid-street property.
- Best practices option may be available.
Facts

- Plan amendment and overlay rezoning adopted with 7-0 and 6-1 vote respectively.
- Mayor and Council requested a recommendation on the Discussion Area by the Zoning Examiner.
- Stakeholders have an opportunity to influence the Zoning Examiner’s recommendation.
- On May 8th, the ZE will make a recommendation and Mayor and Council will take action on this item.
Potential Outcome of Stakeholder Meetings

- Influence Zoning Examiner’s recommendation with recommendations that most people in this room would say is fair to all the stakeholders.
Euclid Bungalow Area Questions

• What are the advantages and disadvantages of
  ▪ Allowing the MGD option for demolitions
  ▪ Requiring a rezoning and prohibit use of MGD options for demolition?
  ▪ Is there a compromise solution for recommendation to the zoning examiner?
Adjacency of Multi-story Buildings

• **What are the advantages and disadvantages of**
  ▪ Requiring multi-story setbacks next to contributing structures
  ▪ Allowing flexibility in addressing setbacks of multi-story buildings next to contributing structures?
  ▪ Allowing greater flexibility for buildings addressing bulk reduction on street corners?
  ▪ Is there a compromise solution for recommendation to the zoning examiner?
Building Height Profile in Discussion Area

• What are the advantages and disadvantages of
  ▪ Allowing the height profile to remain the same
  ▪ Requiring a change to the height profile using the West University Neighborhood Association proposal?
  ▪ Is there a compromise solution for recommendation to the zoning examiner?