



# MEMORANDUM

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DATE: April 23, 2012

TO: Linus Kafka,  
Zoning Examiner

FROM: Jim Mazzocco,  
Planning Administrator

SUBJECT: Main Gate District Discussion Area

**Overview** - On April 3, 2012, the City of Tucson Mayor and Council delayed the effective date for a portion of the Main Gate District (MGD) overlay. The area is enclosed by Speedway Boulevard, Tyndall Avenue, First Street, and Euclid Avenue. Generally, the properties facing Speedway and Euclid are historic bungalows that are part of the West University Historic Preservation Zone and the West University Neighborhood National Register District. The properties on the west side of Tyndall Avenue are non-historic properties.

For ease of reference, the area described above during the meetings was called the *Discussion Area*. The meetings were held to provide the stakeholders an opportunity to talk about and possibly find a consensus, and assist the Zoning Examiner in formulating recommendations.

In addition on April 3, 2012, the Mayor and Council directed the Zoning Examiner to have a public meeting, and give recommendations at the Mayor and Council's May 8, 2012 public meeting. Stakeholders were invited to discuss the issues and concerns at two facilitated meetings on April 11, and April 18, 2012.

**Proposals** - In the April 18 meeting summary, there are several proposals discussed. Some were discussed by stakeholders in more detail than others. While some proposals have more details and possibly alternate versions, below is a brief summary of the main proposals that were mentioned.

- Delay any further action on the Discussion Area for at least 30 days so that talks regarding its disposition can be on-going.
- Allow both the Euclid and Speedway lots to continue to have the MGD flexible zoning option even if demolition or a de-listing is approved by the Mayor and Council.
- Allow the Euclid and Speedway lots to continue to use the MGD flexible zoning option only if the proposals do not cause a demolition or a de-listing from the National Register District.
- Allow the Speedway lots to use the MGD zoning option even if a demolition is approved but require the Euclid lots to pursue a rezoning if a demolition is approved. A subset of

this proposal was a broad master plan concept of tying the properties together in a hypothetical assemblage creating a unified development area. This subset could be read to mean that some properties may be demolished but the majority of contributing structures would be re-used.

- Require the Tyndall lots to be reduced to forty feet in building height. The assumption in this proposal is that buildings adjacent to historic building must be the least harmful to the historical setting of the adjacent contributing properties.
- Require the Tyndall lots to be approved by the MGD Design Review Committee for a more refined bulk reduction transition plan along the historic lots to the west that is more restrictive than the current 25% bulk reduction. The assumption of this proposal is that it requires no Mayor and Council approval and may have some portion of the building at the maximum building height as allowed in the current MGD document.

There was also discussion of associated issues including overall MGD building height reduction outside the Discussion Area, the value of the Secretary of the Interior's Rehabilitation standards, MGD open space requirements, and the general problem of historic properties along arterials.

**April 25, 2012 Public Meeting** – Prior to the public input time at the meeting, staff is prepared to make a brief presentation on historic preservation issues and the basic information of the Main Gate District that the Mayor and Council adopted on February 28, 2012.

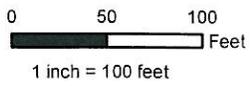
**Attachments** – There are numerous attachments coming mainly from the two stakeholder meetings that call out general issues of concern and specifics features of the proposals above.

# Main Gate District (UOD) Euclid Lots Proposal



approves demolition  
& C approves demolition

- Area A - May use MGD option if M&C approves demolition
- Area B - May not use MGD option if M&C approves demolition
- Discussion Area
- Main Gate Urban Overlay District



**ITEMS SUBMITTED**

**AS OF**

**APRIL 19, 2012**

## Main Gate District "Discussion Area" Presentation Notes 4-18-12

Here are some facts that speak to height and density:

1. Population in the US and Tucson, Arizona is going to continue to grow
2. The University of Arizona continues to expand
3. More residents and students will want to live in urban cores
4. Age of suburbanization and growing home ownership is changing dramatically. Married couples without children, including empty nesters, are the fastest growing household type. Immigrants, younger baby boomers and the type Y generation are moving back to the city core. However, many will not be able to afford to live in large metropolitan areas and will choose cities like Tucson, Arizona with town centers and vibrant lifestyles. Demand for urban housing will outstrip the current supply and without it, residents are going to be forced to move further away from city centers.
5. Main Gate District is one of these limited areas that will attract the people looking to live in walk-able, bike-able areas. There are very few urban type neighborhoods or suburban town centers in Tucson with a wide mix of housing, stores, services, diverse population and good public transportation.
6. Providing high density neighborhoods like the Main Gate will work to maintain the integrity of existing neighborhoods.
7. The "Discussion Area" is divided by Euclid and properties that front Euclid are not single family dwellings.
8. The Marriott's approved 14-story tower and other high densities established by Mayor and Council in the Main Gate District will set a precedent for height in the Main Gate District.
9. The density and heights are compatible with other university/urban areas and are necessary to provide economic viability and encourage further construction in the Main Gate District.
10. Will provide jobs and increased property and sales tax revenue for the public good.
11. Will enhance the underutilized commercial core along University Blvd.
12. Will increase the opportunity in the area for hotels, corporate headquarters, new business and other residential.
13. The UA is the educational center for community and major economic contributor. Establishing high quality off-campus housing adjacent to the modern street car will assist the UA in recruiting and competing for students.
14. City is spending millions of dollars to build the infrastructure for the modern street car.
15. Will provide more efficient and sustainable utilization of land, utilities and infrastructure.
16. Will decrease reliance on the automobile; decreased air pollution and carob footprint.

For the community, the Main Gate District is the best high density housing location near the University with access to services and public transportation. Ultimately, adjoining University areas will be re-gentrified with more owner-occupied homes and an increase in property values.

Most of the properties in this district have a relatively small footprint and need significant height and density to spread the land and high construction cost in order to be a viable candidate for redevelopment.

Bill Viner, Main Gate District property owner

Jim Mazzocco, City Planner

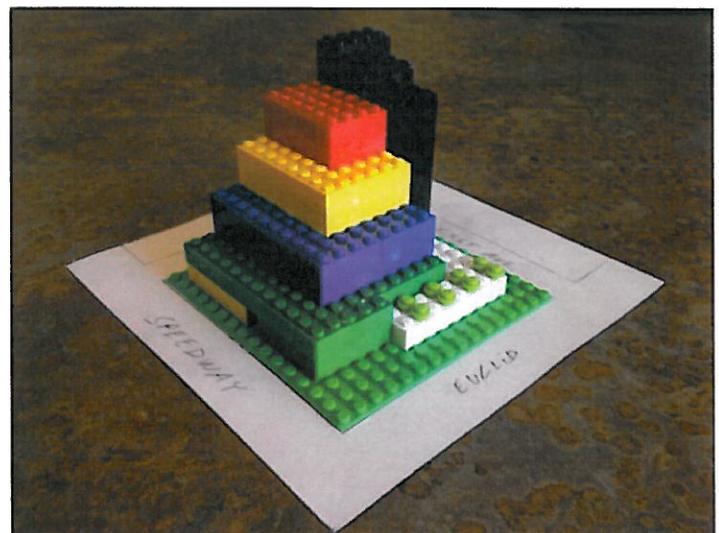
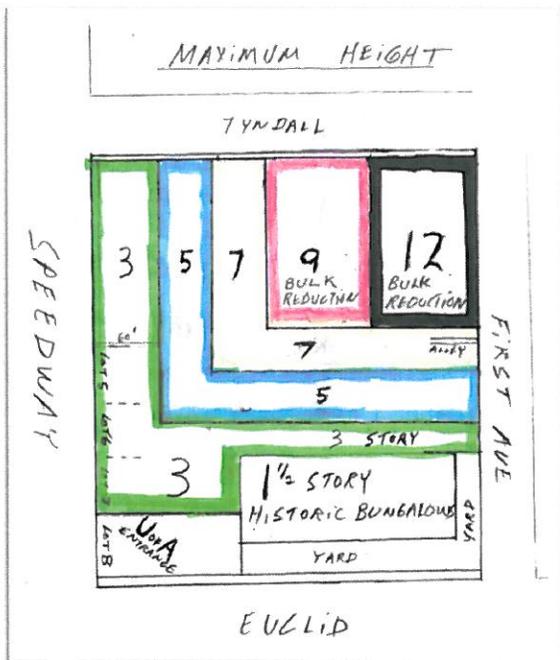
Ernie Duarte, Director

Linus Kafka, Zoning Examiner

Great meeting last night, a consensus is close. I modified my drawings to reflect some of the changes brought up: lowering height, bulk reduction, option A and B areas of MGD. Please feel free to use them if they are helpful. Attached to this email are digital files of each.

Behind our 1 1/2 story bungalows at 1036 N Euclid and 1040 N Euclid, we have two cement block duplexes built in the 1960's. They are not historic. Last night someone said one of them is historic and one of them is not, if so, must have been a clerical error. Could you make sure that when all is said and done that our 1960's duplexes are not deemed historic structures?

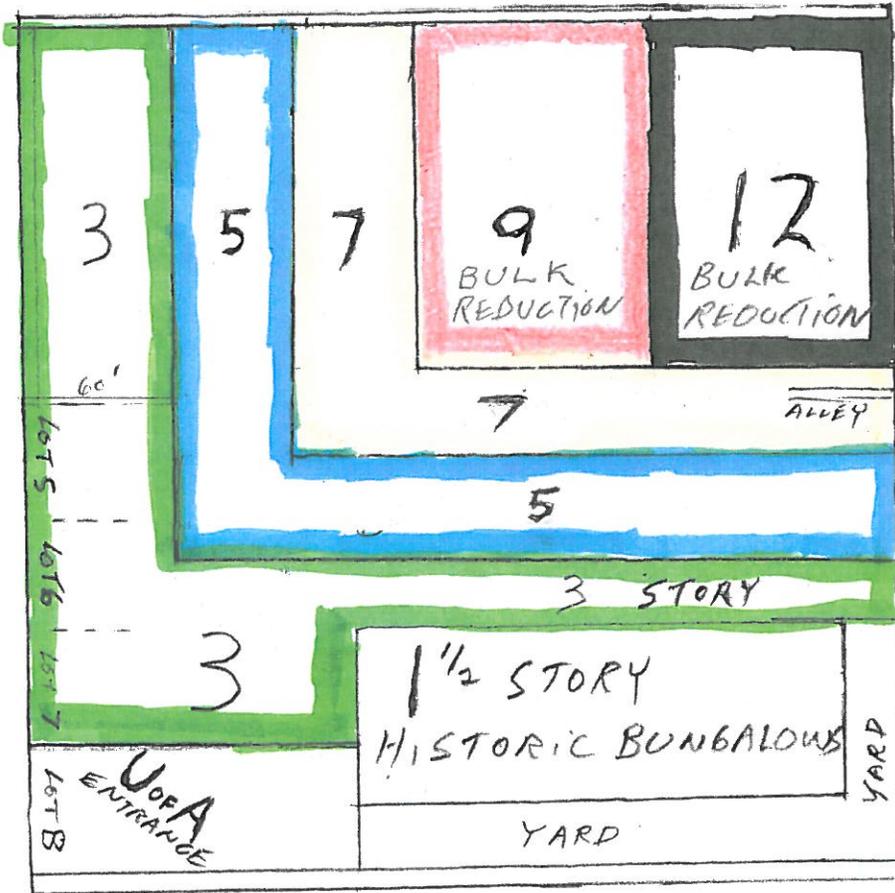
There are currently four houses along Speedway in bad shape. On lot 8, when Speedway was widened, the beautiful historic house on the corner was removed and the small plain guest house behind it was left. That house has a Euclid address. I want a grand entrance to the University at Euclid and Speedway. A beat up old guest house is not the first thing people should see, the house next door at 1042 is a gorgeous historic house and should be the first house visible.



MAXIMUM HEIGHT

TYNDALL

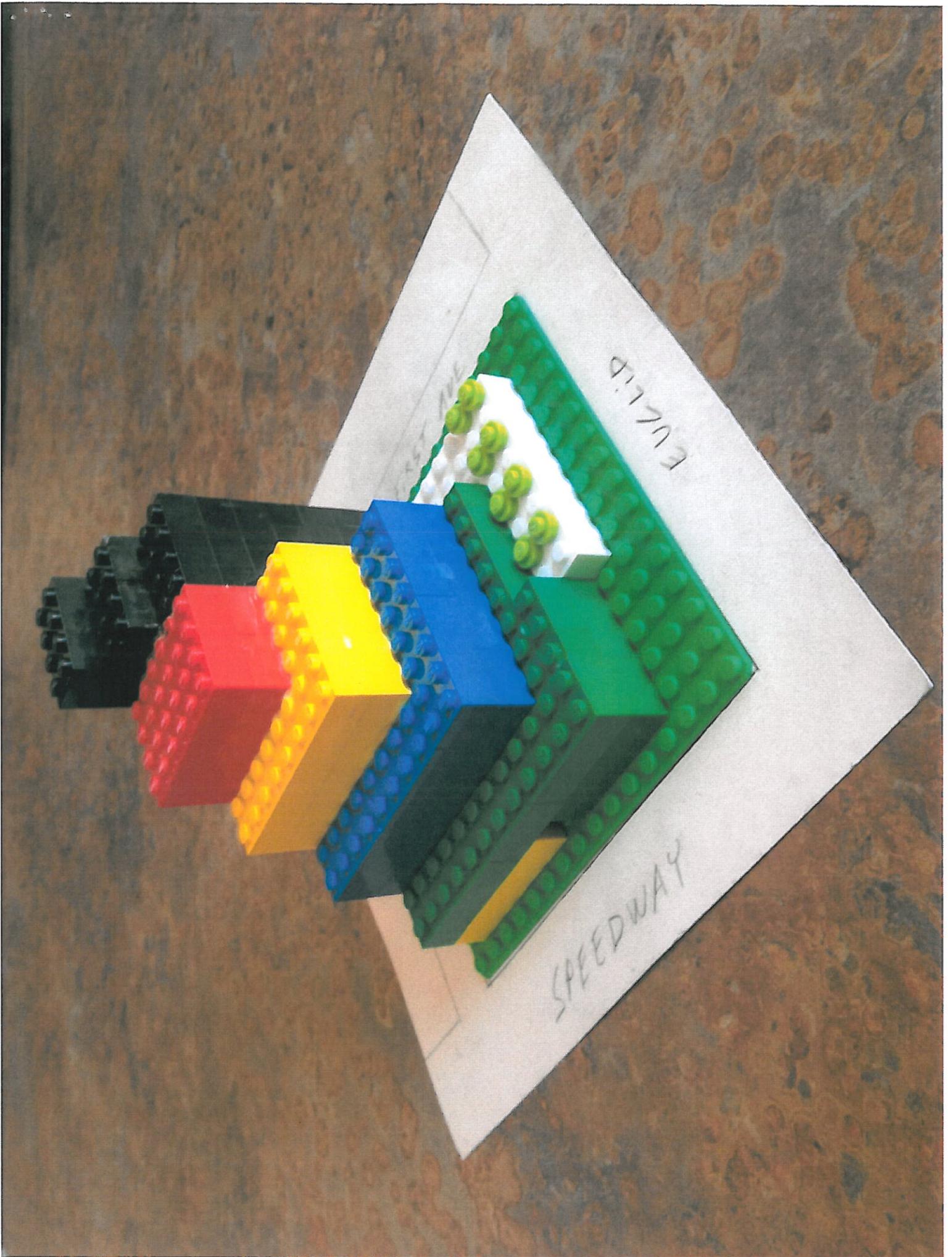
SPEEDWAY



FIRST AVE

EUCLID





SPEEDWAY

EULEID

Jim Mazzocco  
Development Services and Planning Center  
201 N. Stone  
Tucson, Arizona 85705

April 20, 2012

Reference:

Main Gate UOD historic block DRC study session and  
Zoning Examiner hearing on April 25<sup>th</sup>

Dear Mr. Mazzocco

Please forward this letter to the zoning examiner and other appropriate persons.

Please disregard the letter of April 19<sup>th</sup> that provides a statement on behalf of Judith Gray of 1030 N. Euclid Avenue. Judith has since spoken to close family advisors and has decided to retract the statement contained in that letter. She would like to let the outcome of this determine her action at that point.

Thank you



William L. Ford, Architect

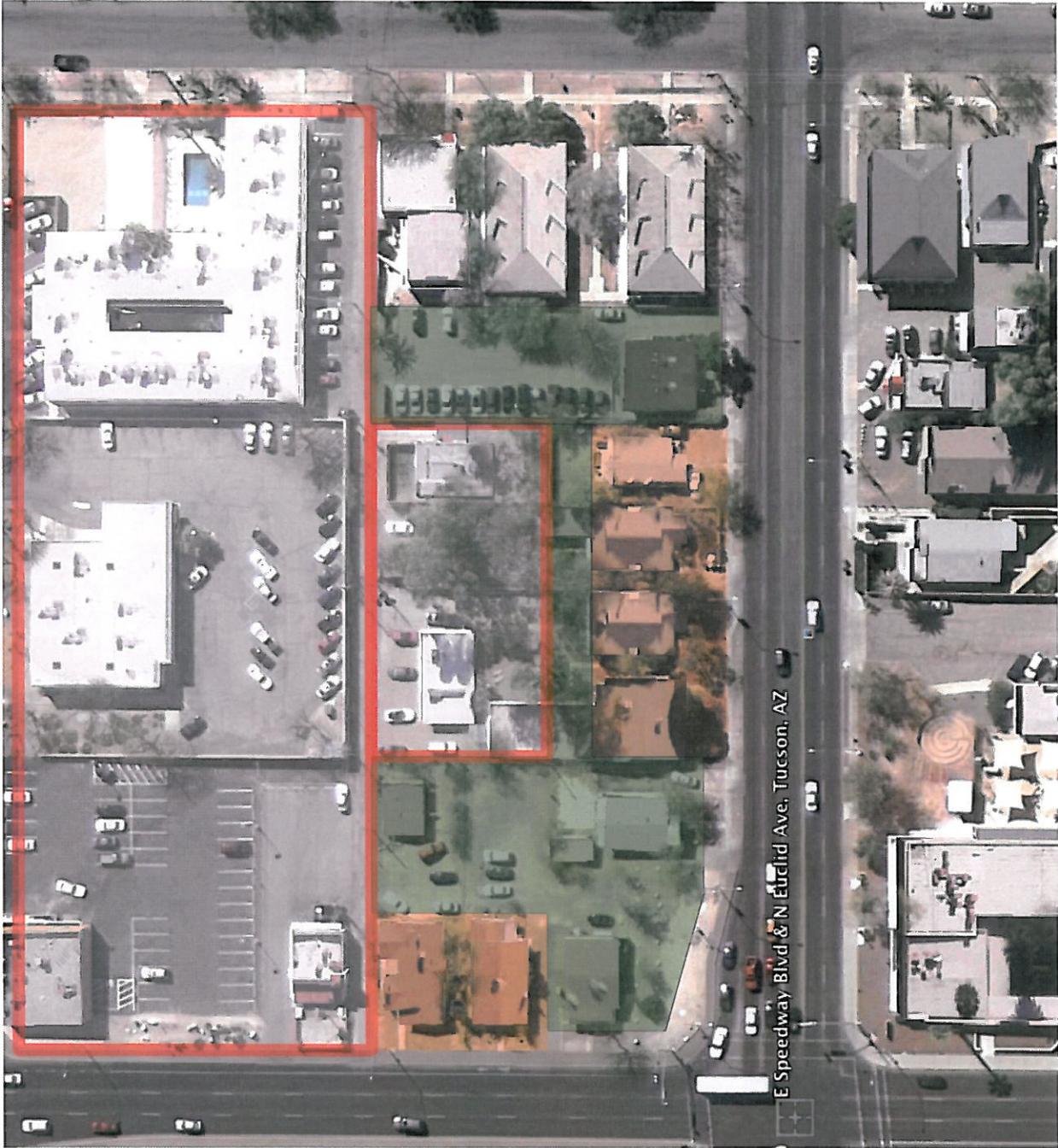
**From:** Jim Mazzocco  
**To:** Flores-McCleese, Belinda  
**Date:** 04/19/2012 12:16 PM  
**Subject:** Fwd: Judy Gray's position - DRC study session of Speedway and Euclid  
**Attachments:** corner study.pdf; Judith Gray's position.pdf

Please forward to the Zoning Examiner

>>> Bill Ford <[wfa@earthlink.net](mailto:wfa@earthlink.net)> 04/19/2012 10:56 AM >>>  
Jim - Attached is a letter and a referenced study exhibit. This is to reiterate Judy Gray's position more clearly. Please forward to the zoning examiner. I do not have all the emails so you might want to include in the feedback of the meeting. Thank you.

Bill Ford

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BUILDING STEP UP - HOUSING / RETAIL



PEDESTRIAN ZONE WITH CORNER DESIGN



RESTORATION ZONE - CAFE / BOTIQUE

Jim Mazzocco  
Development Services and Planning Center  
201 N. Stone  
Tucson, Arizona 85705

April 19, 2012

Dear Mr. Mazzocco

Please forward this letter to the zoning examiner and other appropriate persons.

I am writing on behalf of Judith Gray, 1030 N. Euclid Ave. Her property is part of the Main Gate UOD historic block DRC study session requested by Mayor and Council and scheduled to be heard by the Zoning Examiner on April 25<sup>th</sup>. She has had occupancy at this location since 1943.

Following the DRC meeting of April 18, 2012 it appears that the outcome favors an architectural solution presented by Janice Cervelli and Robert Smith of the University of Arizona for a softening of heights between the alleyway to her east and Tyndall utilizing bulk reduction. On behalf of Judith I want to ascertain that we are on record, favoring a proposal by Brooks Jeffery, also of the University, that requests heights in that area to not exceed 4 stories. The following are the reasons for this:

1. Higher building heights would leave her home in deep shadow for many hours each day, making it difficult to live there. The potential buildings are significantly over 4 stories and are likely to be permitted in the very near future.
2. Judith is only 78 years, however, unable to move from her location without significant assistance. Her husband Brian McCarthy passed away a few days after the UOD adoption. She has no children to assist her in relocation. There is no provision to acquire her home and transition her to a comparable established living situation. Her home may also be significantly devalued.

Judith supports West University Neighborhood's desire for a plan that can preserve the corner of Euclid and Speedway in a manner that embraces its emblematic character, including key historic restorations and a spirit of support for her neighborhood with her continued occupancy. She favors a solution for the corner that is financially integrated within the context of the Main Gate UOD re-zoning conditions for base level improvements, restoration and fair acquisitions. It should be structured in a manner that is realistic, including her accommodated relocation. A key missing component in the UOD proposal appear to be conditions that recognize this. Either excluding or including the subject corner block in the UOD format appears to provide no assurance. The right corner proposal, moreover, presents a burden that should fall on the "added" value we as a City afford our best developers seeking to enjoy added profit when they ask to add many stories of height, namely of which is a 400% increase on some of 17 subject parcels.

Sincerely and on behalf of Judith Gray,



William L. Ford, Architect

**From:** Lynne Birkinbine <lbirkinbine@gmail.com>  
**To:** "Belinda.Flores-McCleese" <Belinda.Flores-McCleese@tucsonaz.gov>, "Jim.M...  
**Date:** 04/19/2012 4:44 PM  
**Subject:** Fwd: 812 and 814 E. Speedway

**CC:** William Hubbard <hubbard@dakotacom.net>, Laurie Hubbard Combredet <lauri...  
Dear Belinda and Jim-

Below is a writeup that summarizes what we, LMLN Properties, LLC, agreed to at last night's meeting.

Sincerely,

Lynne Birkinbine

----- Forwarded message -----

**From:** Johnny Birkinbine <johnnyb@lineandspace.com>  
**Date:** Thu, 19 Apr 2012 16:35:17 -0700  
**Subject:** 812 and 814 E. Speedway  
**To:** Lynne Birkinbine <lbirkinbine@gmail.com>

To recap our main comments during last night's stakeholder meeting: The Discussion Area from Speedway to 1st St. and Euclid to Tyndall is a very important block for the Main Gate District (MGD). The bungalow portion along Speedway and Euclid is particularly critical in that this street corner is both a perceived gateway to the MDG as well as the University of Arizona. Because of this, it is important to include the island of bungalow properties in the MGD Overlay in order for them to take advantage of the incentives and options offered. Individually, the bungalow properties do not contribute to the area, except to preserve a portion of the West University Neighborhood that no longer exists east of Euclid. As a whole and with the flexibility of options offered by the MGD, these properties have the ability to contribute so much more to the MGD and its transit oriented goals and uses, as well as the University, the surrounding neighborhoods, and the City. Inclusion in the MGD gives these properties the flexibility to evolve as future development surrounds them. Ideally, a single master plan would provide the most uniformity and cohesiveness in design for the Discussion Area. Including the properties in the MGD would make such an effort easier than undergoing separate re-zonings to achieve the same goal.

Regarding our bungalow properties at 812 and 814 E. Speedway: As stated during last night's stakeholder meeting, we are willing to compromise on height, reducing the maximum 84 feet (6 stories) currently indicated in the MDG to a maximum 56 feet (4 stories). This compromise is contingent on our properties being included in the MGD with all options and incentives available, including demolition.

John Birkinbine, AIA  
Line and Space, LLC  
627 East Speedway  
Tucson, Arizona 85705  
P: (520) 623-1313  
F: (520) 623-1303  
johnnyb@lineandspace.com <mailto:johnnyb@lineandspace.com>

www.lineandspace.com <<http://www.lineandspace.com/>>

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2009 Arizona American Institute of Architects Sustainable Firm of the Year

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**MAIN GATE DISTRICT *DISCUSSION AREA* – STAKEHOLDERS MEETING**  
**Wednesday, April 18, 2012 \* 5:30- 8:00pm \* Public Works, Basement Room C**

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**OVERVIEW**

On April 3, 2012, the City of Tucson Mayor and Council delayed the effective date for a portion of the Main Gate District (MGD) overlay, generally affecting historic bungalow properties on Euclid Ave. and non-historic property on the west side of Tyndall Ave. The general area is referred to below as the “*Discussion Area*.”

The Mayor and Council directed the Zoning Examiner to have a public meeting, which is scheduled for April 25, and give recommendations at the Mayor and Council’s May 8, 2012 public meeting. Stakeholders were invited to discuss the issues at two facilitated meetings – 4/11/2012 and 4/18/2012. The meetings were held to provide the opportunity for an exchange of ideas and possibly to find a consensus, and assist the Zoning Examiner in formulating recommendations.

**ATTENDEES**

Jan Aalberts-Waukon was the facilitator. The following were in attendance:

**Staff.** PDSD - Jim Mazzocco, Belinda Flores-McCleese, Betsy Cottle;  
DoT - Jennifer Burdick; Environmental Services - Cristina Polsgrove;  
Historic Preservation Officer - Jonathan Mabry

**Participants.**

- Demion Clinco, Tucson-Pima County Historical Commission
- Richard Mayers, West University Neighborhood Association (WUNA)
- Chris Gans, WUNA
- Matt Williams, WUNA/Main Gate District Design Review Committee (DRC)
- Jim Chaffee, WUNA/DRC
- Tom Warren, Marshall Foundation/DRC
- Jane McCollum, Marshall Foundation/DRC
- Jan Cervelli, UA/DRC
- Bob Smith, UA/DRC
- Rick Gonzalez, City Design Professional/DRC
- John & Lynne Birkinbine, Speedway Blvd. Property Owners
- Bill Ford representing Judith Gray, Euclid Ave. Property Owner
- Lyn Ashton, Euclid Ave. Property Owner
- Doug Rohe, Euclid Ave. Property Owner
- Steve Shenitzer, Tyndall Ave. Property Owner
- Bill Viner, Tyndall Ave. Property Owner
- Don Ijams, At-large neighborhood representative
- Donavan Durband, Parkwise

**MEETING AGENDA**

- Welcome and Introductions – Jan Aalberts-Waukon, Facilitator
- Background presentation – Jonathan Mabry, Historic Preservation Officer
- Facilitated Group Discussion regarding proposals
- Call to the Audience

**PRESENTATION BY THE HISTORIC PRESERVATION OFFICER (HPO)**

The HPO gave a presentation related to an earlier recommendation prepared by the Tucson-Pima County Historical Commission (Historical Commission). He noted that a copy of the letter from

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the Historical Commission was included in the meeting materials to Mayor and Council regarding changes to the MGD on February 28, and was supported by the Zoning Examiner.

He showed a comparison between an Option A and B that affected especially the HPZ portion of the Discussion Area (See ‘Option Table’ below). Option A showed the currently adopted standards that allowed a demolition or a de-listing addition or alteration if approved by Mayor and Council to then be able to use the MGD’s flexible standards. He said the Historical Commission believes that the current language in the MGD incentivizes demolition of historic properties that would negatively impact the historic integrity of the Historic Preservation Zone.

The Historical Commission supports adaptive reuse and the flexibility provided in the MGD for property owners who want to pursue a preservation/reuse option. The Historical Commission recommends that the incentives for adaptive reuse be kept, but that property owners who seek and get approved for demolition would not have the same benefits provided in the MGD. He showed this concept in the table as Option B.

Option B stated that any action causing a de-listing of contributing structures, i.e., demolition, or alterations that result in loss of historic designation (de-listing from the National Register of Historic Places), could not use the Main Gate’s flexible zoning options. The Historic Preservation Zone would be used instead, which was originally created to remove incentives for demolition. Option B emphasized the Main Gate’s incentives for historic restoration.

He said the current language in the MGD causes concerns because HPZ development standards cannot be applied. He felt the current MGD would require the Historical Commission to apply the MGD development standards which may not be friendly to historic preservation. He noted that the MGD policy on historic properties should be consistent with the HPZ’s principle that flexible development benefits not be attached for de-listing of properties. Under Option B, the Historical Commission – at a minimum – would be able to apply the Secretary of the Interior’s Standards for Rehabilitation, which are nationally recognized standards, so there would be some guidelines to follow.

Regarding height, he said the Historical Commission recommends that for new construction up to two stories the HPZ development standards should apply, and new construction to greater heights should be reviewed under the Secretary of the Interior’s Standards.

**OPTION TABLE**

	<b>OPTION A Current MGD Overlay Provisions</b>	<b>OPTION B Historical Commission’s Recommended Changes to MGD Overlay</b>
<b>Adaptive Reuse/ Redevelopment</b>	<ul style="list-style-type: none"> <li>• MGD flexibility available</li> <li>• MGD Development Standards apply</li> </ul>	<ul style="list-style-type: none"> <li>• MGD flexibility available</li> <li>• HPZ Development Standards apply for redevelopment of 1-2 stories</li> <li>• Secretary of the Interior’s Standards for Rehabilitation apply for redevelopment of above 2 stories</li> </ul>
<b>Demolition/ Redevelopment</b>	<ul style="list-style-type: none"> <li>• MGD flexibility available</li> <li>• MGD Development Standards apply</li> </ul>	<ul style="list-style-type: none"> <li>• MGD flexibility <b>NOT</b> available</li> <li>• HPZ Development Standards apply for redevelopment of 1-2 stories</li> <li>• Infill above 2 stories reviewed for compatibility with Development Zone (i.e. adjacent historic properties)</li> </ul>

**STAKEHOLDER DISCUSSION AFTER HPO PRESENTATION**

Following the HPO's presentation there was some discussion by the stakeholders.

- A Speedway property owner said that two additional steps have been added to the demolition review process under the MGD. Why are some properties that have been included in the MGD being treated differently than those in the Discussion Area? What are the legal implications?

The HPO said the original recommendations applied to the entire MGD, but the April 3 Mayor and Council action only affected the *Discussion Area* as far as a potential future revision. In that the Discussion Area has not gone into effect yet, he does not believe there is a strong Proposition 207 challenge position available. The Mayor and Council asked that there be further discussion about this area to see if any consensus could be reached.

The property owner followed up stating that she believes that the bungalow properties are being treated differently and there is a "taking" of owner's rights.

- A Marshall Foundation DRC member asked if heights over two stories can be built?

The HPO said additions to historic structures could go up to two stories without causing a de-listing. He noted that with good design it is possible to go higher with new, separate structures on the same parcel. There is a way to build new buildings that go higher and are compatible with the existing historic building by following the guidelines set by the Secretary of the Interior. The Historical Commission needs some kind of guidance for reviews, and the Secretary of the Interior guidelines provide that if the existing HPZ Development Standards are not being applied.

The DRC member asked if the Secretary's standards apply to all HPZs for consistency.

The HPO said no, because there are specific HPZ Development Standards for each of them already. A Historical Commissioner added that, for example, site utilization is a review issue he felt is not covered in the MGD and the Commission needs something to review proposals against.

- A Euclid property owner said that the review for the bungalow properties have additional review stages per the MGD. He felt it is a Proposition 207 issue. He said if the bungalows need a lot of repair work and if the more restrictive Option B becomes the law they have few development choices. Small property owners like him do not have the funds to do the amount of upgrades necessary to make their properties economically viable. What would the Historical Commission recommend?

HPO said there are lots of other uses allowed under the MGD and the demolition option has not been taken away. You can still do whatever is allowed for other property owners in an HPZ including apply for a demolition and may be approved if the Mayor and Council agrees that the property owner has demonstrated an unreasonable economic hardship or imminent threat to public safety.

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Planning staff clarified the use of Option B. If a demolition is requested by a property owner, the owner cannot use the MGD flexible zoning option but must go through the City's regular rezoning process for replacement construction.

- A WUNA DRC member asked whether under Option B, would HPZ development standards allow for construction of a new building that exceeds two stories.

The HPO said the Secretary of Interior standards relating to compatibility say that new construction should be compatible but distinctive and not mimic the historic property. These standards and the HPZ Development Standards are used to inform the Historical Commission's review.

There was some discussion regarding height among several participants raising several points: The Historical Commission needs tools to use in their review when rolling back the specific HPZ Development Standards. There is a rule that affects HPZ heights that says within the HPZ Development Zone the proposal cannot exceed the height of the tallest historic building in the Development Zone. Tax credits can help an owner with an adaptive re-use, but another view was tax credits are not the same as an initial investment to restore and re-use a property.

#### **POTENTIAL PROPOSALS - STAKEHOLDER DISCUSSION**

The facilitator moved to the next discussion item on the agenda. She opened with a summary of comments received from several participants.

- She noted that a WUNA representative recommended that no further action be taken on this area and that the discussion and review continue for at least 30 more days.
- She said a Euclid property owner submitted an email that listed potential vision and goals for the process. It spoke to creating flexibility for height, adjacency and a demolition option with flexibility for bungalow property owners.
- She also mentioned that the at large neighborhood representative posed a series of questions regarding appropriate infill and infill heights to help stimulate the discussion.

None of the above participants made follow up remarks.

The facilitator opened the floor for proposal presentations about the Euclid and Tyndall properties.

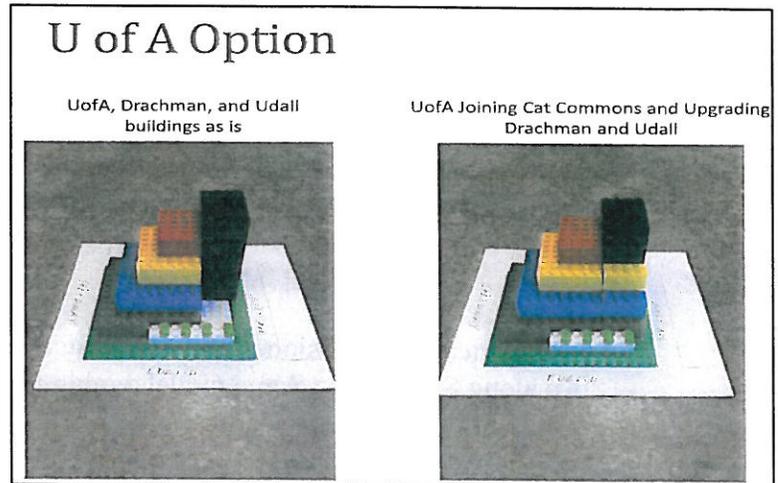
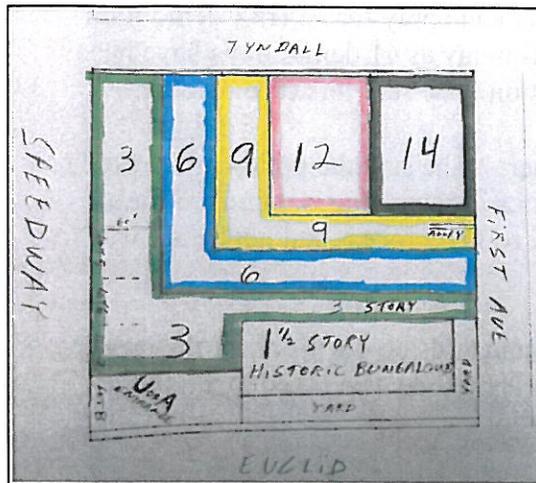
#### **Euclid Lots Proposals**

- Doug Rohe, a Euclid property owner, presented his ideas as a concept "Cat Commons Inc." His concept was presented with visual depictions (shown below) of height restrictions that could be stepped up from Speedway to Tyndall/First St.: up to 3 stories along Speedway and behind the historic bungalows along Euclid; up to 6 stories in the properties behind that; and, then 9 stories, 12 stories, and ultimately 14 stories. Color-coordinated Legos to the diagram were constructed to follow the proposed height restrictions in an effort to demonstrate what options could be available to University of Arizona properties, and what it might look like if all the properties were constructed. Mr. Rohe asked if historic buildings can be moved.

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The HPO said the City has moved buildings in the past and if they are relocated within the same National Register Historic District (which underlies each of the HPZs), they may maintain their historic designation.

**Graphics Submitted with Mr. Rohe's Proposal**



- Lynne Birkinbine, a Speedway property owner, said she would like to have the flexibility allowed in the MGD. The plan as adopted worked for them. They need to have a demolition option. They are willing to consider an option with less height. With Speedway close by, it is difficult to rent her properties. The properties have been broken into and there have been two traffic accidents with one causing damage to a unit. They have rebuilt after the accident. While she supports re-use, she believes it is difficult for a small property owner. She is concerned that her property will get to the point where it cannot be insured.

John Birkinbine also a property owner, believes that their properties are on a critical corner—a gateway to the UA. Future development around them will degrade their properties further. He asked who will want to live here if they are surrounded by high rises. The flexibility in the MGD allows for land uses to evolve as the neighborhood evolves. The MGD streamlined the process and made it more efficient. It allowed someone to come in with master plan for redevelopment. As the properties exist now, they do not benefit anyone.

When asked what height they would consider, he said they would be willing to accept something in the range of three to four stories so that they would fit the existing height profile that exists along Speedway to east and he mentioned the church on the southwest corner of Euclid and Speedway being about forty feet in height. A WUNA DRC member agreed that forty feet would be similar to the existing church.

A representative of Judith Gray who is a Euclid property owner and resident said Judith believes that the corner is important and needs to be emblematic of the Main Gate District and should also tie in to the UA. He felt the Birkinbine units are worth preserving as

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part of the corner design. He said a corner component tying together the properties should be considered.

A Euclid property owner said her biggest fear is that owners will never come together and properties will continue to degrade. She did not believe it is reasonable to say that none of these properties can be demolished.

A WUNA representative asked if any property owner can apply for an HPZ demolition permit. The HPO said yes they can and added that as many as 41 demolitions have been approved in the West University HPZ since its creation. He said it is case by case.

- Jane McCollum a Marshall Foundation DRC member – She said the policy in the MGD should not incentivize demolition of historic structures. If someone is approved for a demolition the replacement should go through the rezoning process and not be allowed to use the MGD flexible options.

A Historical Commissioner said currently the HPZ standards do not work for the properties along Speedway. Some model zoning language should be developed to aid in the preservation of these properties.

Jane McCollum asked how could HPZ standards help these properties along Speedway? Adaptive reuse is great but it does not appear to work in this situation.

A Marshall Foundation DRC member said that from a developer's point of view, these corner properties have ingress/egress problems. He does not believe the City would ever allow these properties to be re-used if adequate ingress/egress is not provided. He also noted that one of the reasons the Marshall Foundation properties along University Blvd. work is because there is a critical mass of pedestrians rather than having the businesses a block and a half away from the customers.

There was some general discussion about the Speedway properties regarding nuances involving the need for more review time, flexible handling, potential height options and assembling of properties. It was mentioned that the situation for the Euclid lots is clearer with its rear parking and fairly deep rear yards that are adjacent to an alley. It was noted that Euclid and Speedway should not be treated the same way.

A Tyndall property owner suggested that having three to four stories along Speedway could be a compromise assuming there was a decent sized assembled parcel. He said it made sense dividing the area into Speedway and Euclid lots and allowing the demolition option especially for the Speedway lots.

A Speedway property owner said that retaining the MGD option for the Speedway lots with height is the ideal solution.

A WUNA DRC member said there needs to be height reduction all along Speedway to Park Avenue.

A Euclid property owner said keeping the Speedway lots as residential is impractical.

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There was general discussion about dividing the three lots on Speedway into an area that could use the MGD option with an approved HPZ demolition and the Euclid lots that could not use the MGD option if a demolition occurs. The Speedway lots were referred to as the potential Option A lots (allowing MGD option with demolition) and the Euclid lots as Option B lots (not allowing the MGD option with demolition).

See attached graphic of Areas A and B.

**Tyndall Lots Proposal**

- Jan Cervelli from the UA presented a proposal developed with Bob Smith - They said there needs to be a better height transition between the Tyndall and Euclid historic properties. Cervelli encouraged basing the height on feet, not number of stories. The presentation focused on stepping height down towards Euclid and Speedway, and stepping up towards Tyndall. If the lower heights are applied to properties along Speedway, it would make sense for the properties along Tyndall to have more of a stair step effect to provide for a smooth transition of heights for structures along Tyndall. The DRC could review the Tyndall proposals for compatibility as to how massing is transitioned.

The original MGD assumes greater potential heights along Speedway and Euclid. To ensure a better transition the structures along Tyndall need to be scaled down to allow for transition.

Bob Smith said property owners need to be able to maintain flexibility but it is important to have that stepping down toward Tyndall. The DRC should work with property owners on case by case basis to find a give and take solution so it works for all parties. Overall this area needs to provide the increased density the UA is looking for.

A WUNA DRC member said that while a stepping back transition is fine, fourteen stories is out of context with the area. Stepping up to it will be like “stepping up to a monolith.” He suggested that the City should voluntarily reduce the height of any building on its property to be compatible. These two properties are the main issues in the height discussion. Reduce the heights of these two buildings, then use bulk reduction to address the rest, for all developments.

Another WUNA DRC member said he thinks a transition in the heights between the one-story properties and the fourteen story proposed development should be softened. He agrees with Brooks Jeffery’s assessment with a forty foot maximum height for the Tyndall lots on the eastern half of the *Discussion Area*.

A Tyndall property owner made a presentation regarding height in the area. He said there are height differences like the adjacency of one and fourteen story buildings all over the country. It is in the eye of the beholder he said. He went on to list his set of facts that support a more urban area. He mentioned population growth, UA expansion, greater demographics supporting an urban lifestyle, increased jobs, and a greater property tax base. He said the City’s investment in a streetcar line supports a more urban area. He added that the Mayor and Council’s 2009 approval of a fourteen story hotel/office complex adjacent to the Marriott set a precedent for more urban heights in the area. This type of de-

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velopment will, he said, reduce the carbon footprint and that neighborhoods will be renewed.

Another Tyndall property owner added that a fourteen story building is very compatible with the Campus Acquisition project and will help create an urban core that will add to the appeal of the area. He felt the neighborhood benefits because this type of development creates the density to attract more neighborhood friendly commercial opportunities. He said he would work closely with the DRC to create an attractive product.

A Historical Commissioner asked Jan Cervelli to comment on an email from Brooks Jeffery who suggested that the transition between the Tyndall lots and the Euclid lots should not be greater than forty feet in height.

Jan Cervelli said she respectfully disagreed with him. She felt the MGD is an opportunity to create density adjacent to the UA and four story buildings alone do not achieve it. She felt there is some willingness to compromise with building massing. There needs to be an economic practicality as part of the proposal that also respects historic context.

A Euclid property owner said what ever happens in the Tyndall area should also makes sense at the corner of Speedway and Euclid.

A Speedway property owner felt the MGD does not do a good enough job on how it addresses open space.

A WUNA representative agrees that open space is inadequate in the MGD but also felt that fourteen story buildings are overwhelming in this area.

Bob Smith mentioned he is concerned if there will be enough parking. His experience with UA students is a sizeable number living in dormitories own cars. The new plan will encourage more students to live near campus within walking distance. This will lessen traffic impacts – only 1/3 of freshmen have a car.

A Tyndall property owner said that under the MGD there will already be a fourteen story building in the area. Another will not negatively impact the neighborhood.

### **COMMON GROUND – STAKEHOLDER DISCUSSION**

The facilitator asked if there was some common ground among the participants.

- A Tyndall property owner said that one has to take a long term view. What should be done is what is best for the City. He said the City's intent was to increase density so students can walk within the area. Students will move closer to campus if there are better options for them.
- A WUNA DRC member said he can support higher density but not at the proposed MGD levels. Building a fourteen story building near single family homes will drive homeowners out of the neighborhood. He said he wants to see reduced heights.

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- Jan Cervelli – She said maximizing density will promote economic viability. The Campus Acquisitions and the Marshall Foundation are fourteen story buildings which are not adjacent to historic properties. Campus Acquisitions has offered a proposal to step down structures along Park Ave. which is adjacent to UA buildings. She said improved transitional stepping back should also happen along the west side of the Tyndall properties.

The facilitator asked if anyone was reasonably comfortable with Jan Cervelli's proposal.

There was some general discussion. It was mentioned that the current 25% bulk reduction on the Tyndall properties needs to be increased. The DRC should be engaged in reviewing concept proposals early on. Any transitional stepping back design process should not involve a Mayor and Council approval. The Board of Regents owns most of the property in this area and is exempt from local zoning.

A Historical Commissioner said that the forty-foot heights recommended by Brooks Jeffery along Tyndall should be used. The representative of Judith Gray, a Euclid property owner, said she could support Brooks Jeffery's proposal, also.

A WUNA DRC member said the Tyndall heights are not acceptable and there needs to be an on-going discussion.

Speedway property owners, City Design Professional, two Euclid property owners, both Marshall Foundation DRC members, both Tyndall property owners, and the at-large neighborhood representative supported Jan Cervelli's proposal.

As for the WUNA representatives, one supported the Brooks Jeffery's forty-foot proposal and the other said stepping back has some merit, but did not mention support for Jan Cervelli's proposal.

**CALL TO THE AUDIENCE**

There were no speakers.

**NEXT STEPS**

Participants were invited to send any further comments to Jim Mazzocco for inclusion in the information packet for the Zoning Examiner public meeting. The Zoning Examiner will hold a public meeting on Wednesday, April 25, 2012, at 6:30pm at the Mayor and Council Chambers.

# **AGENDA**

## **Main Gate District Overlay -- Stakeholder Meeting**

Wednesday, April 18, 2012

5:30-8:00 PM

Public Works Building -- 201 N Stone Av -- Basement Conf. Rm. C

- I. Welcome and Introductions Jan Waukon
- II. Agenda Review Jan Waukon
- III. Presentation/Comments – Historic Preservation Officer Jonathan Mabry
- IV. Review of Last Meeting
- V. Review of Submitted Comments/Ideas/Proposals
- VI. Committee Summary Discussion
- VII. Call to the Public
- VIII. Next Meeting and Closing

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**OVERVIEW**

On April 3, 2012, the City of Tucson Mayor and Council delayed the effective date for a portion of the Main Gate District (MGD) overlay, generally affecting historic bungalow properties on Euclid Ave. and non-historic property on the west side of Tyndall Ave. The general area is referred to below as the “*Discussion Area*.”

The Mayor and Council directed the Zoning Examiner to have a public meeting, which is scheduled for April 25, and to give recommendations at the Mayor and Council’s May 8, 2012 public meeting. Stakeholders were invited to discuss the issues at two facilitated meetings – April 11 and April 18, 2012. The meetings are held to provide the opportunity to talk – and to possibly find a consensus – in an effort to assist the Zoning Examiner in formulating recommendations.

**ATTENDEES**

About 18 persons convened to talk about the *Discussion Area*. They represented the West University Neighborhood Association, the Main Gate District Design Review Committee, the Tucson-Pima County Historical Commission, and individual property owners of properties within the *Discussion Area*, Parkwise, and at large neighborhood representative.

**MEETING AGENDA**

- Welcome and Introductions – Jan Aalberts-Waukon, Facilitator
- Background presentation – Jim Mazzocco, Planning and Development Services staff
- Facilitated Group Discussion
- Call to the Audience

**KEY ISSUES FOR DISCUSSION**

The presentation included three key issues as a starting point of the discussion as noted below.

- **HPZ Demolitions**
  1. Allow them to be reviewed with MGD option
  2. Must go through an individual rezoning and not be able to use the MGD option
  3. Is there a compromise option?
- **Height Profile**
  1. Consider the option approved by Mayor and Council
  2. Consider the West University Neighborhood Association (WUNA) proposal
  3. Is there a compromise option?
- **Historic Adjacency**
  1. Historic Commission recommendation – 25% bulk reduction
  2. Tyndall Avenue Property owners’ concern on development limitations
  3. Is there a compromise option?

The group began with a discussion of the first issue, HPZ demolitions. The question to be answered was if there is a possibility of achieving agreement on how to address the issue in the MGD Discussion Area.

***HPZ Demolitions***

A point of contention during the MGD overlay rezoning was that, if the Mayor and Council approved an HPZ demolition in the area, the property owner could use the overlay zoning option.

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At the time, it was argued that this relation caused an incentive to demolish; instead, the property owner should not have access to the overlay zoning option but be required to apply for a separate rezoning.

The background presentation showed a comparison of the steps of a potential HPZ demolition following the MGD zoning option and the same demolition going through a separate rezoning process. Below are some of the general points raised.

- For both, the HPZ demolition process steps are the same.
- For both, the Mayor and Council can deny the request or adjust the building height.
- The rezoning process most likely has higher fees than the MGD option.
- The rezoning process' site analysis is more thorough than the analysis document required in the MGD option process.
- The MGD option process requires a neighborhood meeting requiring notice to all property owners in the neighborhood association. This notice is not required in a rezoning.

**STAKEHOLDER DISCUSSION SUMMARY POINTS REGARDING PROCESS**

- A Design Review Committee (DRC) member said the MGD document generally allows flexibility for property owners who want to pursue adaptive reuse. The concern is the MGD option also may allow developers to add height if they demolish historic properties. Thus, a demolition will be seen as a financial incentive.
- A historic property owner said he had no intention of demolishing his residence.
- Another property owner said the MGD document has had progressive changes since December, 2011 that showing it becoming more restrictive regarding demolitions and height additions in the bungalow area. The owner's view was the MGD document is a disincentive for demolitions. It contains a seven layer process. Any proposal surviving the process would most likely be a well-designed project. Further, the MGD demolition process requires that all WUNA property owners be notified whereas the Rezoning process only requires that property owners within 300 feet be notified
- A DRC member and a Historic Commission representative said there should be an adaptive use option, but not height, option in the MGD overlay for the historic bungalows. The MGD removes height restrictions imposed by the HPZ. The Historic Commissioner added that the existing HPZ process promotes adaptive reuse and the MGD removes the height restriction of the HPZ process.
- A historic property owner that the approved MGD option takes away property owners' rights to do what they want to with their property by adding a burdensome number of steps in the process.
- Based on a question about historic status and impact on the larger West University HPZ the historic preservation officer noted that the current HPZ was first a National Register Historic District and that district helped defined the boundaries of the current HPZ. Loss of contributing structures in the HPZ will affect eventually the status of the National Register Historic District.

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The facilitator and the group agreed that, based on comments from participants, height rather than demolition seemed the area most members wanted to discuss.

- A neighborhood representative said it is important to put limits on height especially those that will result in the delisting of a historic property.
- A property owner of non-historic property said the current height profiles for the bungalow areas should be maintained in that they fit in with the overall MGD heights.
- A DRC member from the University indicated that the group was mainly discussing major height increases. What about redevelopment proposing lower stories, such as 1-2 stories?
  - The Historic Commissioner responded that a historic property could be altered to increase its height. She will forward a memo to staff that describes the options available to property owners.
  - Staff indicated that the MGD provides for alterations and additions to historic properties. A height that is not causing a delisting may be approved administratively. If the height causes a delisting, then it must be approved by the Mayor and Council.
- A DRC member stated that the height allowance for 4- to 6-story building in the MGD provides a financial incentive for property owners and encourages demolition rather than adaptive reuse.
- Another DRC member said adaptive reuse is the key to keeping the historic character. For adaptive re-use, flexibility is essential. Rezoning encourages developers to organize groups of properties for development which can eliminate the historic designation and impact the historic designation of other properties in the area.
- A WUNA representative said that, despite the Historic Preservation Zone, 1000s of students live on the west side of Euclid. He is not opposed to development, but wants to maintain the historic character of the neighborhood.
  - A clarification was made that, even with the MGD option, the West University Historic District would still exist. Owners of contributing historic properties would still have the benefits associated with being in a historic district.
- A historic property owner said that in the time he has lived in WUNA, he has seen the historic integrity of the neighborhood diminish. The properties in the discussion area are more of an “island” in the MGD. He feels that the MGD gives flexibility that property owners appreciate. As the area around them evolves, there are options to ensure that they are developed so they fit into the historic area. And, the historic properties can evolve with the incentives provided for adaptive reuse. The discussion area is an important corner of the block and can contribute significantly to the MGD providing uniformity and cohesiveness.
  - A question was raised that there seemed to be confusion that incentives for historic property owners only exist in the MGD option. There are options and incentives available to historic property owners today.

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- A DRC member said that Euclid is a good dividing line. 50-60% of property east of Euclid is owned by the Board of Regents; 38% is commercial; and the remaining 2-3% is single-family homes, most of which are not owner-occupied, but vacant or rentals.
- A DRC member said a key height issue is that 14 stories is imposing and doesn't fit into this area. 10 stories, as proposed by WUNA, would be better.
- The Parkwise representative said the footprint of the bungalow properties individually would not allow for a 4- to 6-story building to be built on the existing parcel. In order to achieve that height, a property owner would have to assemble more than one neighboring property to develop to such heights.
- A historic property owner said he thought The MGD is great for the University and the community. As a long-time resident, and an owner-occupant, he does not intend to sell his property. He felt offended by the just-ended public process because, while developers and City staff must contact and work with the property owners – which he felt they did – the proponents of the WUNA proposal that would affect his property did not contact him.
- A DRC member from the University said that any future version of the process needs to be more rigorous in terms of design review.

**MEETING WRAP UP**

The facilitator requested all the stakeholders to say what they think might be the fairest option based on the discussion about processes so far.

Three main viewpoints emerged:

- Leave the MGD option as it currently is;
- Modify the MGD option regarding height with more rigorous design review step, prior to any approval;
- Need to assure that contributing structures are not delisted due to height increase.

***Height***

Aalberts-Waukon indicated that the discussion needed to end for the meeting to end on time. The group would discuss height at the next meeting.

A participant asked someone to frame the issue of height regarding the historic bungalow area so the issues are clear.

Staff said the key questions are: 1) how do you add height and keep a property listed as contributing structure? and, 2) what is the appropriate process to add height when it will involve a delisting of the property? Staff noted that the WUNA policy has been to allow heights that will maintain the historic listing of the property. The Historic Commissioner said she would share language her group developed on height.

The facilitator requested that anyone with ideas and comments regarding the height issue forward them (limited to about 1 paragraph) to Jim Mazzocco by Tuesday, April 17. They will be compiled together and shared with the group at the next meeting.

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**CALL TO THE AUDIENCE**

Time was provided to allow general public attending the meeting a chance to comment.

- Unnamed attendee – If you allow a height increase, you provide a financial incentive to destroy historic buildings. There needs to be a better understanding of this impact when deciding how to address that issue.
  
- Demion Clinco, president of the Tucson Historic Preservation Foundation, shared that the National Register of Historic Places Historic Districts that are protected by the 5 Historic Preservation Zones (HPZ) – Armory Park, Barrio Historico, El Presidio, Fort Lowell, West University – have benefitted. These tools were implemented in areas that were deemed important, and have helped to invigorate the neighborhoods. They have also added value. He requested consideration be given to amending the MGD to allow the following provisions:
  - If a property owner chooses to adaptively reuse their property, they are rewarded with flexibility.
  - If a property owner opts to demolition, they do not receive any incentives or flexibility.

The next meeting is Wednesday, April 18, 2012, 5:30-7:30pm, at Public Works Basement Room C. **Participants are asked to please bring their packets with them.**





**REDEVELOPMENT OF HISTORIC PROPERTIES**  
**Options for “Bungalows Area” of Main Gate UOD**

**OPTION A**  
**(Current language)**

**OPTION B**  
**(Historical Commission  
recommendation)**

**Adaptive Reuse/  
Redevelopment**

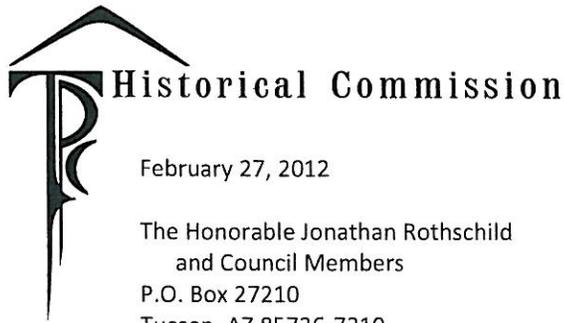
~ MGD flexibility available  
~ MGD Dev. Standards apply

~ MGD flexibility available  
~ HPZ Dev. Standards apply 1–2 stories  
~ Sec. Interior’s Standards apply above 2  
stories

**Demolition and  
Redevelopment**

~ MGD flexibility available  
~ MGD Dev. Standards apply

~ MGD flexibility NOT AVAILABLE  
~ HPZ Dev. Standards apply 1–2 stories  
~ Infill above 2 stories reviewed for  
compatibility with development zone



February 27, 2012

The Honorable Jonathan Rothschild  
and Council Members  
P.O. Box 27210  
Tucson, AZ 85726-7210

Re: Tucson-Pima County Historical Commission's amended recommendation for changes to the Main Gate District (UOD #\_) Draft Update February 13, 2012 version

Dear Mayor and Council Members:

The Tucson-Pima County Historical Commission (TPCHC) Plans Review Subcommittee has had several meetings with Mr. Jim Mazzocco regarding the draft Main Gate Urban Overlay District (MGD) since late January of this year. We have had very productive discussions, and many of our suggestions have been adopted in the drafts. The hasty process and complexity of the issues has resulted in a few muddled areas that present long-term problems. There remain three critical changes and clarifications that we recommend be made before the MG UOD is finalized in order to eliminate confusion and minimize threats that jeopardize the integrity of the West University Historic Preservation Zone (HPZ) and the West University National Register District.

TPCHC understands your desire to increase density along the modern streetcar route in the vicinity of the University of Arizona. Unfortunately, the area of the proposed MGD that would make it easier for developers to build high-rise buildings encompasses or is adjacent to the West University HPZ and the West University National Register District. Today the Plans Review Subcommittee met, and Mr. Mazzocco and the City's Historic Preservation Officer were in attendance. Commissioners voted unanimously in favor of the requested changes that I will present below, which we believe would allow higher density development and historic preservation to coexist in this area.

We reviewed MGD Draft Update February 13, 2012, which was the most recent version available to us, and suggest the following changes. Changes have been inserted into existing language in bold text within brackets. After submitting the commission's letter of Friday, February 27, 2012, subsequent discussions with City staff led to a further clarification of our original point 2. The suggested wording below clarifies our original intent. Current language is in regular font, February 27<sup>th</sup> commission language is in bold, and new suggested wording is in bold italics.

**1.**

The changes noted immediately below for Page 22 are essential to allow for appropriate, established, nationally accepted review criteria to be used to permit the reviewing bodies noted in these sections to ethically and in the least-subjective way possible perform their duty in the process for those aspects of a building that would no longer be reviewed per HPZ development standards that would no longer apply in the MGD (see C-18.d.)

Page 22:

C-18.a.1. New construction, development, redevelopment, additions and alterations of **[a]** Contributing Property outside of the West University Historic Preservation Zone shall be submitted (i) for review by the West University Historic Zone Advisory Board; and (ii) for review pursuant to LUC Section 2.8.8.5 (Historic Preservation Zone Development Review) applying the pertinent historic design review criteria. **[Where more restrictive criteria do not apply, The Secretary of the Interior's Standards for Rehabilitation will apply.]**

C-18.a.2. New construction, development, redevelopment, additions and alterations of property in the West University Historic Preservation Zone shall be submitted (i) to a neighborhood meeting pursuant to a notice mailed at the applicant's expense to all property owners (based on the last property assessment) in the West University Historic Preservation Zone; and (ii) for review pursuant to LUC Section 2.8.8.5 (Historic Preservation Zone Development Review) applying the pertinent historic design review criteria. **[Where more restrictive criteria do not apply, The Secretary of the Interior's Standards for Rehabilitation will apply.]**

These changes also address Condition 1 in the letter from Zoning Examiner Mr. Linus Kafka, dated February 16, 2012, to Jim Mazzocco. The TPCHC had asked for the Secretary's Standards to be used as alternative review criteria when HPZ criteria could not be applied because of the exclusions in C-18.d, but something in this request was conflated with demolition review, to which it is not related. We regret that Mr. Kafka was presented with confusing language, and we offer what we feel is much clearer language here. For your reference, Standard 9 of The Secretary of the Interior's Standards for Rehabilitation is particularly relevant to the discussion: *"9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."*

## **2. Revised point 2**

C-18.d. MGD Development Standards. The requirements of LUC Section 2.8.8.4 (Permitted Uses), 2.8.8.6.B (HPZ Development Criteria—Height), 2.8.8.6.C (HPZ Development Criteria—Setbacks), 2.8.8.6.D (HPZ Development Criteria—Proportion), 2.8.8.6.G (HPZ Development Criteria—Site Utilization) and 2.8.8.6.N (HPZ Development Criteria—Motor Vehicle and Bicycle Parking Areas) shall not apply to development under the Main Gate District overlay zoning option **[for construction three stories in height or above.]** Instead, the pertinent development standards and criteria of the Main Gate District UOD shall govern. ***In addition, the overlay's permitted uses and flexible development standards such as parking and loading may be allowed for any proposal undergoing an HPZ or UOD review.***

Note that these exemptions from the HPZ criteria are only included to allow for high-rise construction. There is no need to exempt low-rise construction (1 to 2 stories) in an HPZ from the existing HPZ development criteria. With our suggested wording, the intended meaning would remain with the clarification needed to not dismantle the review process for buildings up to 1 to 2 stories that already exists and works.

The wording added in this amended letter would have HPZ Development Standards continue to apply to 1–2-story development, but would allow a historic property owner to take advantage of

the increased flexibility for parking and loading in the MGD standards, thus incentivizing adaptive reuse or change in use.

3.

Page 3:

A-4. Historic Preservation

The Main Gate District contains properties that contribute to the West University Historic Preservation Zone and/or the West University National Register District or which are individually listed in the National Register of Historic Places; see Figure 2 (Historic Properties Map). The MGD discourages demolition of historic properties and encourages historic preservation by offering additional uses compatible with restoration of historic properties and/or incorporation of historic buildings into a redevelopment of these properties. **[Eligibility for the MGD is contingent on the preservation of contributing historic properties on the development site.]**

Per his request, we are providing these recommended changes to Mr. Mazzocco so that he can incorporate them into the draft you will be reviewing prior to your February 28 meeting where you will consider the MGD. Commission representatives are available to discuss any of these items with you prior to the meeting and will also be in attendance at the meeting to answer any questions you may have at that time. Please do not hesitate to contact me at any time at (520) 907-9677.

Thank you for your consideration.

Sincerely,



Teresita Majewski, Ph.D., RPA, FSA  
Chair, Tucson-Pima County Historical Commission

Cc: Dr. Jonathan Mabry, COT Historic Preservation Officer  
Mr. Jim Mazzocco, COT Planning and Development Services  
Mr. Ernie Duarte, Director, COT Planning and Development Services  
Mr. Linus Kafka, Zoning Examiner



**From:** Jim Mazzocco  
**To:** Flores-McCleese, Belinda  
**Date:** 04/17/2012 3:16 PM  
**Subject:** Fwd: Main Gate Overlay Discussion Items

>>> Donald Ijams <[dsijams@gmail.com](mailto:dsijams@gmail.com)> 04/16/2012 10:11 PM >>>  
Belinda and Jim,

I have way more questions than answers, but these are the things we should be discussing:

Given a parcel that contains a contributing residence, can additional dwelling units be added to that parcel while maintaining its historic status? Are historic districts essentially frozen in time or can they evolve toward more residential density and still maintain their historic status? Are there examples? Do tall buildings, by their very nature, contradict residents' views on the nature of infill done right in a mostly single family area? Is it the case that tall buildings are infill done wrong, or is it that tall buildings allow for more economical increase in residential density and are therefore infill done right? What does 'protecting existing neighborhoods' really mean? Do steps included in the proposed overlay process allow for this clash in values to be mitigated or resolved in a given case?

Don Ijams



**From:** Matthew Williams <stcksandstns@yahoo.com>  
**To:** "Belinda.Flores-McCleese@tucsonaz.gov" <Belinda.Flores-McCleese@tucsonaz...>  
**Date:** 04/18/2012 10:43 AM  
**Subject:** Re: Additional Proposals

My email to Jim Mazzocco did not have the content of my proposal as I had described verbally to him.

Here is the essence of the proposal I was envisioning:

I propose that the DRC for the Main Gate Overlay as a whole and as applicable at a minimum in the discussion area, have an increased authority over design of potential projects. The MGD document has good general guidelines for property development, but lacks the essential mitigating effect that a review committee could have to insure compatibility with the spirit of the overlay district and the potential impacts to the surrounding properties, neighborhood, University and overall transition area including main gate.

I would like to have a requirement added that a majority approval by the DRC for a project in the MGD be necessary to move forward in the plan review process or that a minimum percent implementation of DRC suggestions be included with an appropriate appeal process to Mayor and Council before returning to plan review.

Under this review, potential development applicants could make arguments for easing certain overlay requirements such as bulk reductions in exchange for compromises on other design components.

These changes would provide a degree of flexibility along with a more integral implementation of a process that is already included.

Height is an obvious issue so close to a predominantly single story neighborhood. I think a compromise on allowable maximum heights in the MGD in the center of the discussion area would be necessary. The city owned property in the center should be the first to adopt a lower max height as a concession to the compromise process.

Sincerely,

Matt Williams



**Discussion area thoughts & Marshall Foundation recommendation**

**Main Gate District UOD should act as an incentive for historic preservation and adaptive reuse.**

**Therefore,** for contributing structures:

If owner were to seek demolition or delisting (i.e. by exceeding greater heights that causes property to delist per HPZ), the owner may not use the Main Gate District UOD or receive its benefits (including but not limited to decreased parking, ingress-egress concessions, and a more efficient & flexible permit process). Owner would be required to use existing HPZ review and zoning process as pertains to HPZ properties.

HANDOUT  
From: Jane McCollum  
April 18, 2012 - Meeting



**From:** Lynne Birkinbine <lbirkinbine@gmail.com>  
**To:** "Jim.Mazzocco" <Jim.Mazzocco@tucsonaz.gov>  
**Date:** 04/17/2012 10:54 AM  
**Subject:** Paragraph regarding heights

**CC:** <Belinda.Flores-McCleese@tucsonaz.gov>, Johnny Birkinbine <johnnyb@linea...

\*Jim-\*

\*

\*

\*Below is our paragraph regarding heights:\*

\*

The Main Gate Overlay District as adopted by Mayor and Council on February 28, 2012 allows the Discussion Area to include adaptive reuse of historic properties through much needed incentives, in addition to the possibility of redevelopment with a height up to six stories following a 7 layer review process to ensure that the neighborhoods, other property owners, and the University have input. To our knowledge, this review process for demolition and associated replacement plan is the most stringent process of its type within the City of Tucson. Without the combination of options for height, demolition, and adaptive reuse, this critical corner of Speedway and Euclid cannot reach its full potential and an opportunity will be lost.

Similar historic properties at Euclid and 4th St. were allowed these opportunities - they are no different from our properties. In light of the maximum 6, 10, and 14 stories being proposed directly adjacent to our properties, and the extremely tight lot dimensions, a variety of options is necessary. Realistically, if demolition is off the table and height is restricted to two stories and less, our properties will most likely remain as they stand today. They will face a slow demise and in the next 5, 10 or 20 years, our corner of single family bungalows will be surrounded by extreme heights. Our properties will not be rentable since the quality of life will be so impacted that nobody will want to live there at a busy, dangerous intersection, surrounded by multi-story buildings, new student housing with state of the art amenities, and loss of sunlight during most of the day. Our family is trying to be proactive (and not reactive) to include our properties in the Main Gate Overlay District in a manner that does not take away our property rights, and allows these properties to be developed in a productive and positive way. This area is a house of cards and must be developed comprehensively as it is currently shown in the Main Gate Overlay District.\*

\*

\*

\*- Lynne Birkinbine\*

\*LMLN Properties, LLC\*



From: Jim Chaffee  
To: DRC Committee  
Date: 4-17-12  
Re: DRC Consideration Scale and Context

West University Neighborhood should like further consideration for our plan previously submitted pursuant to the proposed MGD , the West University Neighborhood Association Height Profile Proposal. This would include the current discussion area, allowing particular sensitivity that street corners be developed in an architecturally sensitive manner including height and scale. One major objection to the MGD Overlay has been that of scale, to blend densities for an aesthetically and historically appropriate development of not only the current discussion area but the larger Transition Zone. It is this transition that involves the overall context of MGD, not to be known for some time or some years into the future. We should hope that the MGD “transition” in a carefully developed harmony of which Tucson can be proud for decades to come. Currently, focus is on highest and best use for several individual properties, a twelve and a fourteen story projected development in the discussion area. Though 12 & 14 stories may be the highest use for the individual developers, this hardly provides for the best, blended use in the discussion area, much less in the overall Transition Zone. Our Discussion Area projections recommend 6, 8, & 10 stories rather than the 6,12, &14 story developments envisioned by COT. On the issue of architecturally distinct corners, carefully crafted edge development, WUNA would like to see scale incentive be provided of less than the 6 stories detailed in the COT plan. WUNA would like to preserve its heritage, to see a proud future for its neighborhood, not something that is rushed in order that a few individual developers realize highest and best use for their particular properties sole and separate from the rest of the design. Blended densities and Edge design.

Handout 4/18/12



**From:** CHRIS GANS <cgans232@msn.com>  
**To:** <belinda.flores-mccleese@tucsonaz.gov>  
**Date:** 04/18/2012 7:56 AM  
**Subject:** RE: Proposals

Belinda,

Here are comments from WUNA.

thanks,  
Chris

The previous MGD - UOD process was too hurried . WUNA asks that this current process be extended for at least 30 more days.

Trying to find a solution and compromise for a complex situation in about 4 hours meeting time feels rushed. This area will be living with the consequences of the rezoning for generations. Chris Gans

> Date: Tue, 17 Apr 2012 15:24:19 -0700  
> From: Belinda.Flores-McCleese@tucsonaz.gov  
> To: jlinvestments@aol.com; drake@cartermorey.com; jimch@cox.net; hubbard@dakotacom.net; degeus@email.arizona.edu; jcervell@email.arizona.edu; rsmith@email.arizona.edu; dsijams@gmail.com; gonzalezrick34@gmail.com; lbirkinbine@gmail.com; mktspot@gmail.com; rohe.joey@gmail.com; smorey@incrediblefishingstories.com; dcvheartcenter@live.com; jane@marshallfoundation.com; lauriehubbard@me.com; cgans232@msn.com; dougrohe@msn.com; sjs@pepperviner.com; wv@pepperviner.com; tmajewski@srirm.com; Donovan.Durband@tucsonaz.gov; Jonathan.Mabry@tucsonaz.gov; demionc@yahoo.com; sarrinvestments@yahoo.com; stcksandstns@yahoo.com  
> CC: info@sky-house.com; Jennifer.Burdick@tucsonaz.gov; Jim.Mazzocco@tucsonaz.gov  
> Subject: Proposals  
>  
> Good Afternoon, All,  
>  
> I have attached the proposals that have been received at this point. I will email any additional proposals tomorrow morning.  
>  
>  
> Thanks,  
> Belinda  
>

Handout 4/18/12



**DATE:** April 17, 2012

**TO:** Tyndall Lots

**FROM:** Janice Cervelli, FASLA, FCELA,  
Dean, College of Architecture and Landscape Architecture,  
University of Arizona - MGD Design Review Committee  
Robert Smith, AIA,  
Senior Associate Vice President for Business Affairs,  
University of Arizona - MGD Design Review Committee

**RE:** Proposal Regarding Tyndall-Fronting Properties in the Discussion Area

Numerous discussions regarding the Main Gate District with City and Neighborhood Representatives, Property Owners and Supporters of Historic Preservation, seem to indicate that all are well-intentioned, community-minded citizens who are invested in, and care about, the welfare of this important, unique community. Though all have much in common, it should be expected that these different categories of stakeholders would reasonably have different perspectives and priorities regarding the details of an overlay district such as the MGD.

An equitably negotiated set of overlay district requirements should attempt to maximize the benefits important to all stakeholders, while minimizing the negative outcomes for all. This proposal, related specifically to the Tyndall-fronting properties in the Discussion Area of the MGD, attempts to minimize potentially damaging development impacts on adjacent historic properties, while reasonably maintaining Property Owner rights to appropriately manage and develop their own properties.

The following proposal is offered as a recommended revision to the Discussion Area requirements of the Main Gate District Overlay Document. The goal of the proposal is the achievement of building massing and height profile compatibility between adjacent historic bungalows, proposed Overlay development, and surrounding Main Gate Square development. The proposal also strengthens the role of Design Review Committee to ensure design quality of all proposals in accordance with Overlay District requirements.

- I. **Current Standards** of the Overlay District require the following:
  - a. Must follow the MGD Feb 28 adopted heights and requirements.
  - b. Must follow bulk reductions for streets and historic adjacency.
  - c. Some flexibility on historic adjacency but should expect WUNA and DRC members at a minimum to object to any lessening of the standard.
  - d. The corner lot of Tyndall and First Street has three sides affected by bulk reduction.

- II. **Proposal:** WUNA proposed heights (90'/84'/56' from south to north) or less allowable on Tyndall lots, subject only to administrative approval and DRC review. Tyndall lot proposals above those WUNA heights, up to the limits in the City's MGD height profile, must be approved by Mayor and City Council through the LUC's M/C Appeals Process. In addition:
- a. Design Review Committee/City Design Professional to vote and make a recommendation to the Mayor and City Council on prospective heights above the WUNA proposed heights. Under no circumstances will heights be allowed to exceed those shown in the City's MGD height profile. City Design Professional prepares minutes and final recommendation letter to Mayor and City Council.
  - b. All proposals must also comply with B-2.d. Review of Design Standards and Section C, Standards and Guidelines with the exception of C-18.f. Allowable Height Applicable to Certain Property. Additionally, the Design Review Committee/City Design Professional review of the proposal is based on assessment of the conditions that exist at the time of the review including:
    - i. Basic compliance with design standards, and pedestrian, traffic circulation, parking and landscaping standards,
    - ii. Compatibility with surrounding existing buildings as practicable,
    - iii. Compatibility with current building setting - both new and historic,
    - iv. Input from surrounding property owners,
    - v. Bulk reduction as necessary,
    - vi. Function of the proposed building and its impact on the area,
    - vii. Potential Street corner open space design option in lieu of three sided bulk reduction standards.
  - d. Design Review Committee may recommend special conditions that are in line with purpose of MGD and design standards.



**From:** Lyn Ashton <sarrinvestments@yahoo.com>  
**To:** Jim Mazzacco <Jim.Mazzocco@tucsonaz.gov>  
**Date:** 04/18/2012 10:53 AM

**CC:** Belinda Flores-McCleese <Belinda.Flores-McCleese@tucsonaz.gov>, Lynne Bi...  
Hello Jim and Jan,

I am sending you these points as you are the host and moderator of tonight's meeting. I thought I would be absent from the meeting. However, my board meeting was just cancelled so I will be able to attend after all. But seeing some recent notes, I decided to send you my thoughts even though I can attend.

#### Vision

I was thinking about what this 2 week process should bring about in terms of recommendations. There are certainly many details, but I see 2 overriding goals:

1. Have a recommendation that is fair to the affected property owners.
2. Maintain incentives to preserve many of the bungalows.

With those two goals in mind, here are my thoughts on demolition, height, and historic adjacency.

#### Demolition

As I understand it, WUNA wants no demolition of the bungalows, ever. Many points have been made, I want to re-iterate two:

1. The affected property owners have already compromised. The Overlay changes the process for these 8 properties, adding steps and reviewers. Note that no other properties within the WUNA boundaries are held up to these same standards; they are not affected by this new process.

2. We don't know what the future brings to the area surrounding our 8 properties. Ongoing development may degrade the usefulness of our properties. It wasn't that long ago that the city seriously looked at extending the Euclid/Speedway right turn lane. We would have lost most of our front yard had the city moved ahead with this idea. Not knowing what the future brings which is why we cannot take demolition off the table. However, good prudent development is a must; the Overlay is our best chance of ensuring this.

#### Height

1. If these properties are to be developed in the future, that development needs to be prudent and an asset to the UofA, neighborhoods, and city. In today's environment that is going to require some changes in the height restrictions if we hope to integrate many of the existing bungalows in an overall development plan.

2. In the December Mayor and Council meeting, Councilwoman Uhlich brought up the idea that perhaps the 4 and 6 story restrictions was too low and that these properties should be able to go to 8 or even 10 stories. I thought this was too high for the properties along Euclid and Speedway and was happy when her proposal did not hear a second.

3. These

properties are surrounded by busy streets and commercial properties. As the quality of our properties degrade, we need many options to develop in order to maintain some of the bungalows.  
Historic Adjacency

As I understand it, WUNA is proposing greater distances between the bungalows and new development than outlined in the Overlay. If we hope to keep many of the bungalows, planners must be able to place new buildings closer to the bungalows as allowed in the Overlay. Without these incentives, planners and developers will have little choice but to look at demolishing even more of our bungalows. This historic adjacency seems counter productive if the goal is to keep as many bungalows as possible.

#### General

1. This section of WUTA is important as an entryway into the University area. It has been neglected for many years. The Overlay offers a perfect opportunity to see this area developed into green spaces, walkways, restored bungalows, retail, and other commercial; all great additions to the area.

2. If this section is kept out of the Overlay, we will be forced to proceed as eight individual property owners - there will most likely be no cohesive design and planning. We can only hope this area remains as "nice" as it is now. Personally, I think it will continue to deteriorate.

Lyn Ashton (SARR Investments, LLC)

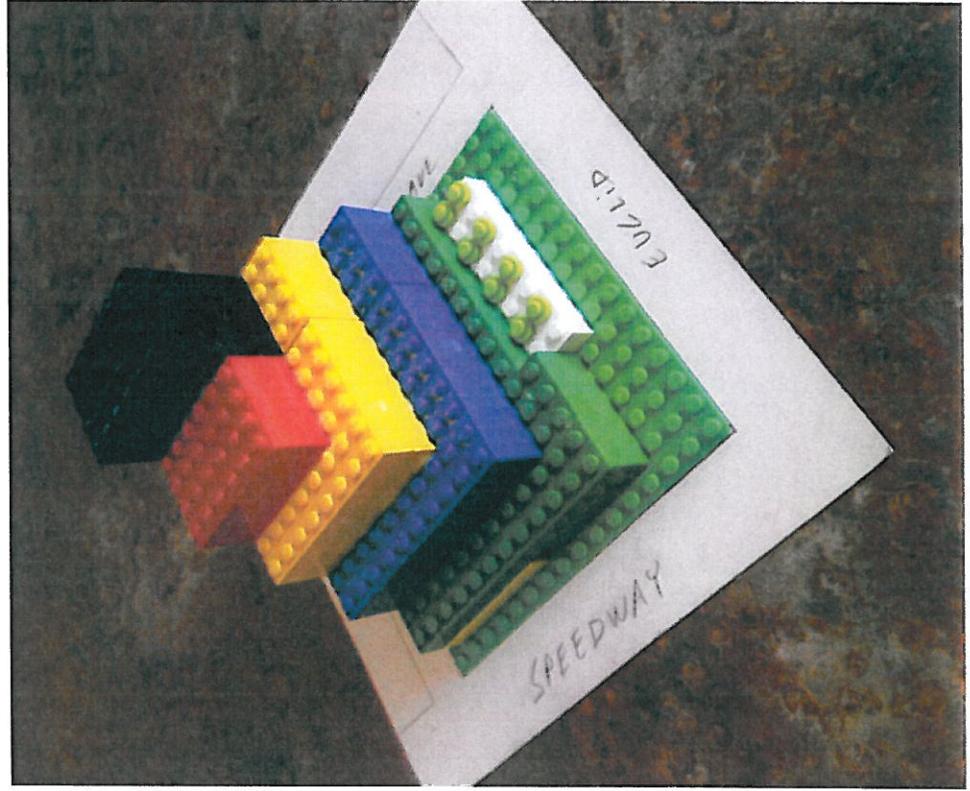
Property Owner at 1040-1050 N. Euclid



# Cat Commons Inc.<sup>®</sup>

An Arizona Nonprofit Corporation

# Cat Commons Inc.®



# Cat Commons Inc.<sup>®</sup>

- Cat Commons Inc. is a master planned multi use development next to the U of A.
- Restaurants, shopping, student rental housing, condo's, parking garage, and much more!
- The 1.875 billion estimated cost blends our historic past with our “historic bungalows” and the historic future that lies in front of us.
- Doug Rohe President

# NO HISTORIC DEMOLITION ALONG SPEEDWAY OR EUCLID. NEVER NADA. NOT GONNA HAPPEN!!!!

These historic buildings are "HISTORIC". They will be saved.

Six years ago our two bungalows on Euclid were in peril. State Farm Insurance wanted to condemn them, they were unfit for human habitation, and they would no longer insure us. They showed us where the 100 year old galvanized pipe was disintegrating and turning our drinking water brown. They showed us the frayed 100 year old wiring in the wooden attic and said it was a fire death trap. The 100 year old roof was leaking, the furnace and all appliances were historic, not a good thing. We put \$40,000 into 1036 N Euclid. New copper plumbing, new electric wiring and meter, new central heat and air, new roof, new appliances, remodeled bathroom and kitchen, and the list just kept growing and growing.

The bungalows along speedway are 100 years old and have never been upgraded, at all. They should be condemned, they are unsafe, would you want your child to live there? Not only are they unsafe, they are 20 feet away from a seven lane Speedway street that is the busiest and noisiest in Tucson. You cannot hear yourself think inside it is so loud at times. If someone gave the owners \$40,000 to upgrade them, they would still have trouble renting them because of the noise. These units along Speedway make no economic sense to keep, so we are moving them. They are small and easily moved, I am in negotiations as we speak to find them a good home and move them. Nothing will be demolished!

The Euclid Bungalows, 1042, 1040,1036.... All the way to First Ave will stay historic forever. The four bungalows on Euclid will each be given four parking spaces in the parking garage for their use.

# Good For All

Cat Commons is good for the U of A which is busting at the seams. It is good for the Tucson economy, it will provide a lot of needed jobs. It will help stop mini-dorms in unwanted neighborhoods. 98% of the overlay area is already owned by the U of A, or is commercial, only 2% is residential. I was talking with councilwomen Karen U on the Buckmaster Radio Show, and she agreed with all my points. Her biggest complaint was the height along Speedway and the stepping back. After her call, I studied it. She was 100% correct, six stories along Speedway was way too high and the step back needed work. Cat Commons Inc fixes both these problems. WUNA wanted three stories behind the bungalows in their plan, I agree with them and used three stories. Cat Commons Inc listened to everybody and came up with a comprehensive plan by having everybody compromising a little for the good of all.

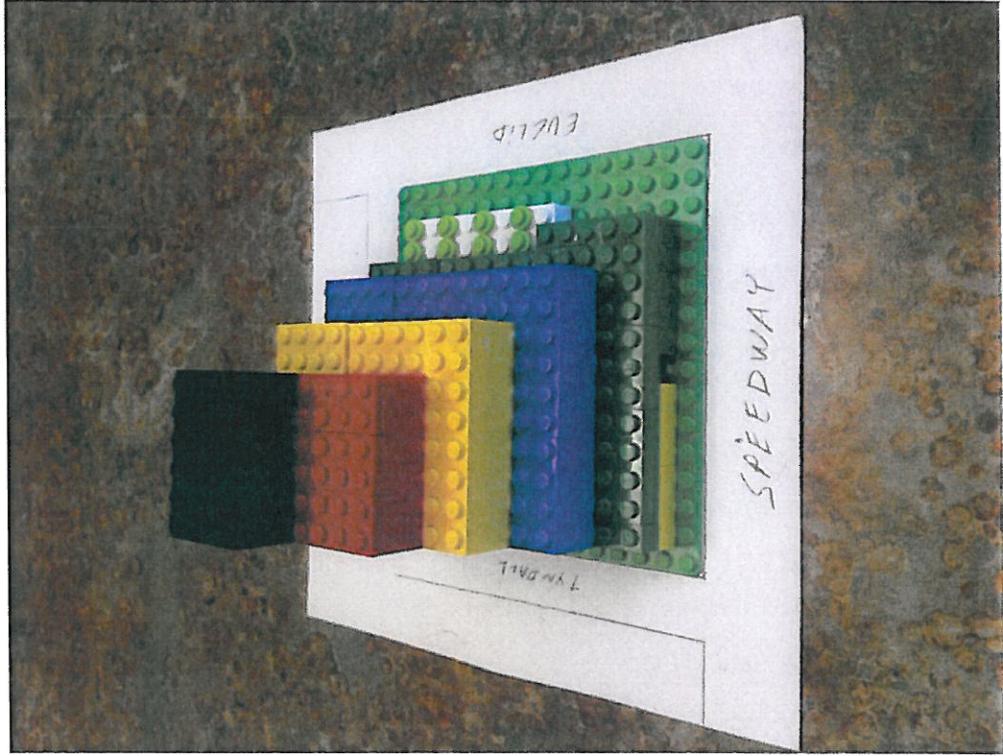
# Arizona Nonprofit

Cat Commons Inc. is an Arizona nonprofit corporation that has just filed with the Arizona Corporation Commission. Its goal is to bring all the owners together in a cohesive force. It only has one director right now, my son Mike Rohe. He is graduating the Eller school this fall, and is applying to the U of A law school. He lived at 1040 N. Euclid, in one of our historic bungalows that will never ever be demolished. I am hoping that Bill Viner, Chris (WUNA), Lynne B and Lyn A, someone from the U of A, and anyone else become directors of Cat Commons Inc. and help me put this all together.

Thanks, Doug Rohe

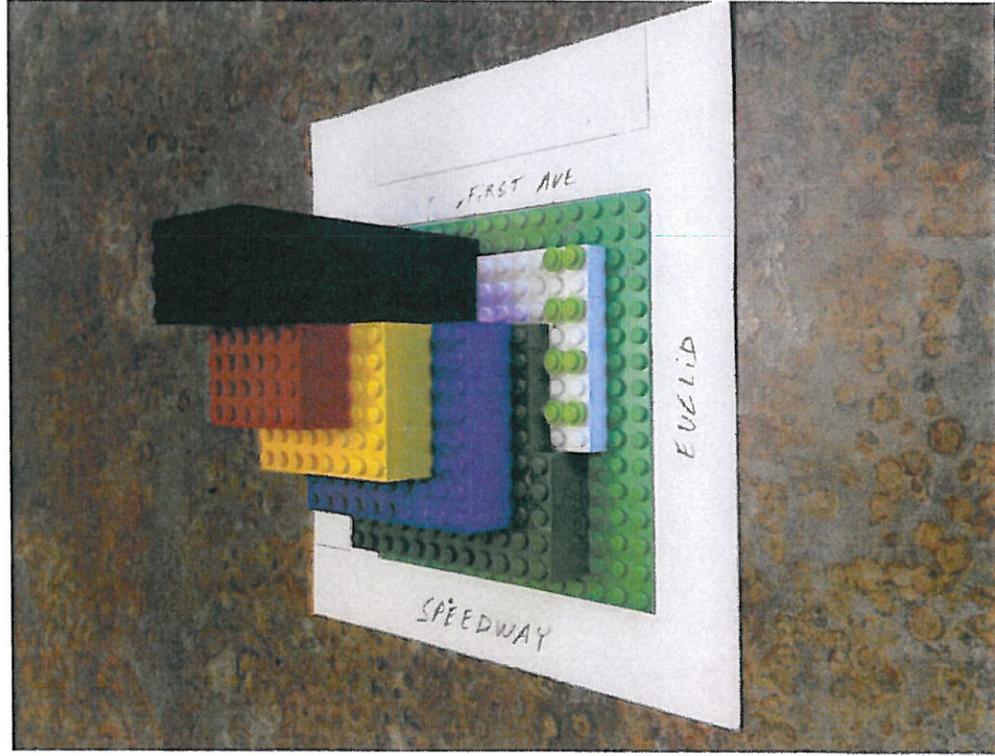


# Speedway View

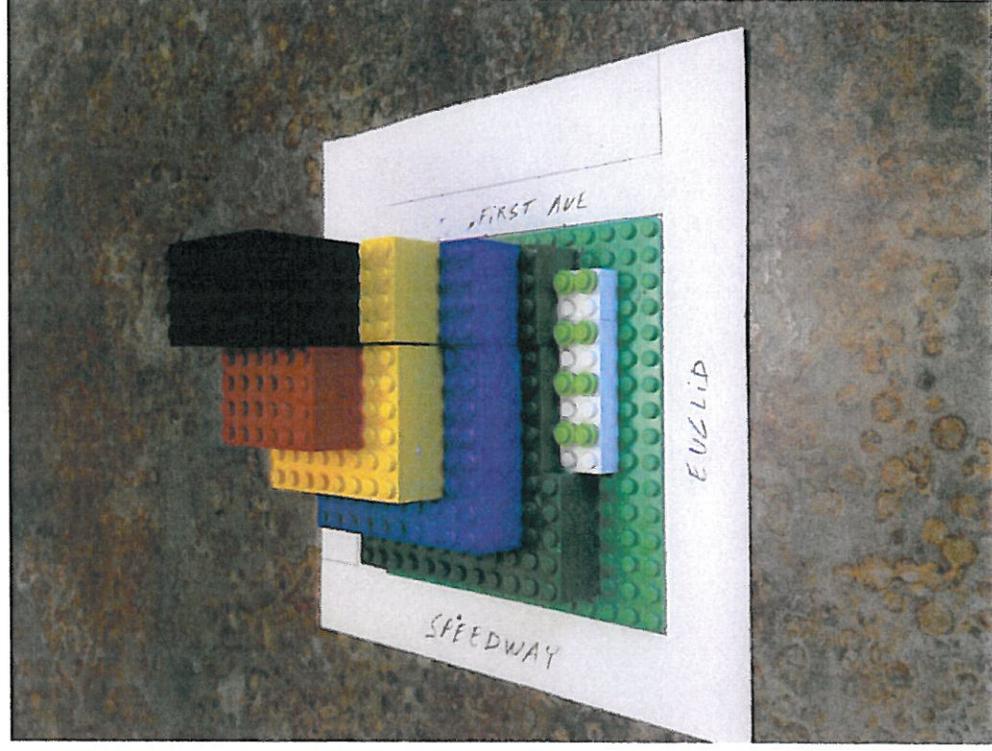


# U of A Option

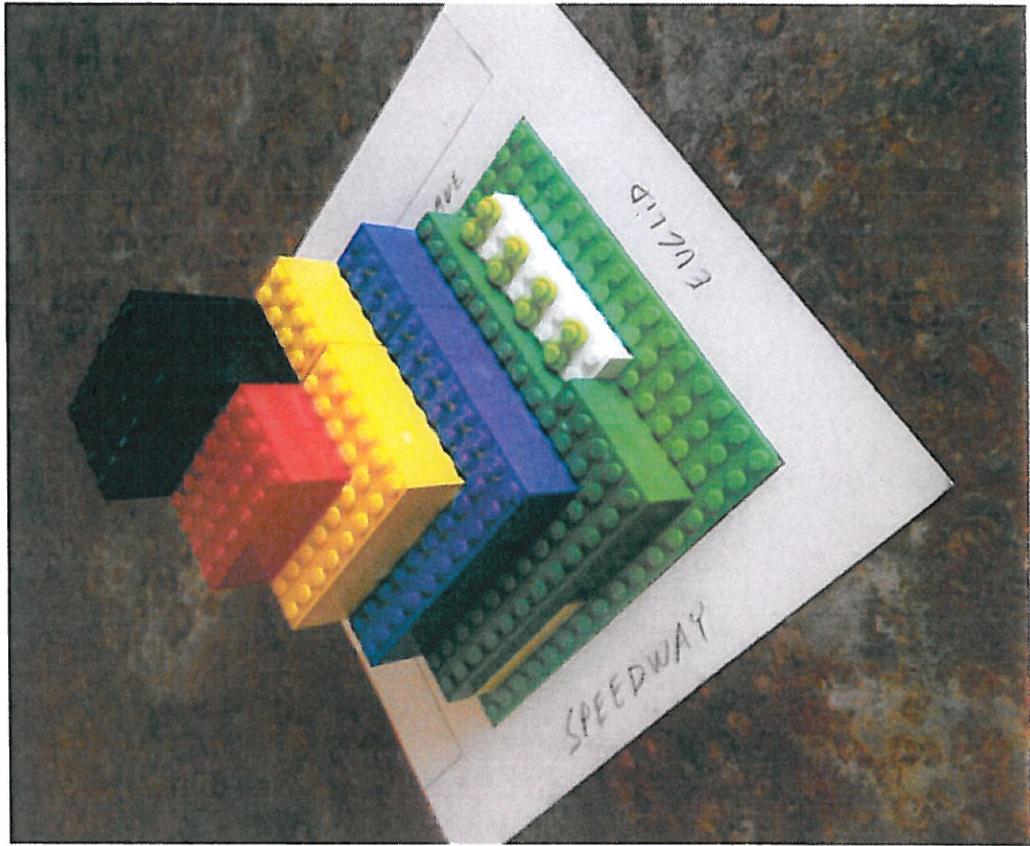
UofA, Drachman, and Udall  
buildings as is



UofA Joining Cat Commons and Upgrading  
Drachman and Udall



# Cat Commons Inc.®





**From:** Jim Mazzocco  
**To:** Flores-McCleese, Belinda  
**Date:** 04/18/2012 4:16 PM  
**Subject:** Fwd: MGD Discussion Area Recommendations

>>> "Jeffery, R Brooks - (rbjeffer)" <[rbjeffer@email.arizona.edu](mailto:rbjeffer@email.arizona.edu)> 04/18/2012 4:15 PM >>>

Jim:

Thanks for the opportunity to contribute my recommendations to the discussion on the Main Gate UOD, and specifically the "Discussion Area". I'm unable to attend tonight's Stakeholder Meeting, but wanted to share my thoughts and recommendations.

First, let me convey my support for the general principles described in the Main Gate UOD. Unfortunately, the speed with which the details were codified did not allow for the inclusion of important discussion that now, thankfully, is taking place at the sub-area level. It has taken me a long time to get up to speed on the complexity of the issues, review the documents, and feel confident to make an informed recommendation based on my professional judgment on issues related solely to historic preservation. While much of the West University National Historic District between Park and Euclid has lost its integrity over the last 25 years, the integrity of the properties within the Local Historic District boundaries have remained intact, including the western half-block of the Discussion Area (the Bungalows). The integrity of this specific area can be directly attributed to the success of the City of Tucson's Historic Preservation Zone (HPZ) zoning and development standards. This affirms the fundamental planning goal for the protection of historic properties throughout the country: to incentivize preservation and de-incentivize demolition.

As such, I fully support the recommended revisions outlined by the Tucson-Pima County Historical Commission (TPCHC) in their letter dated February 27, 2012, and particularly as they apply to the Discussion Area. As referenced in the letter, questions of appropriate adaptive use and infill capacity on the lots between Euclid and the alley can all be addressed through compliance with the well-established Secretary of Interior Standards for Rehabilitation. My recommendation for maximum height for infill in this area is 2 stories.

Questions regarding appropriate heights on the adjacent, non-historic properties between the alley and Tyndall (Tyndall Lots) really need to focus on appropriate scalar transitions and not commercial self-interest based on highest and best use. No bulk reduction consideration will soften the inappropriate transition between 1-story and 14-stories as defined by the current MGD proposed zoning at the SE corner of the Discussion Area. Even the 7-story (90') WUNA proposed height at that corner seems incongruous to the scale of the adjacent development zone bounded to the west by 1-story historic properties. Based on my professional judgement, my recommendation for maximum height is 4 stories throughout the eastern half of the Discussion Area.

I'm happy to follow up this with further discussion and apologize for absence tonight.

Brooks

R. Brooks Jeffery  
Director, Drachman Institute  
<http://cala.arizona.edu/drachman>

Coordinator, Heritage Conservation Graduate Certificate Program  
<http://cala.arizona.edu/heritage>

Professor  
College of Architecture and Landscape Architecture (CALA)  
The University of Arizona  
P.O. Box 210075  
Tucson, Arizona 85721-0075  
520.621.2991



# Redevelopment of Historic Properties Options for “Bungalows Area” of Main Gate UOD

## Option A

(Current Language)

**Adaptive Reuse/** – MGD Flexibility Available

**Redevelopment** – MGD Dev. Standards Apply

**Demolition and** – MGD Flexibility Available

**Redevelopment** – MGD Dev. Standards Apply

## Option B

(Historical Commission Recommendation)

~ MGD Flexibility Available

~ HPZ Dev. Standards Apply 1-2 stories

~ Sec. Interior’s Standards Apply  
above 2 stories

~ MGD Flexibility NOT AVAILABLE

~ HPZ Dev. Standards Apply 1-2 stories

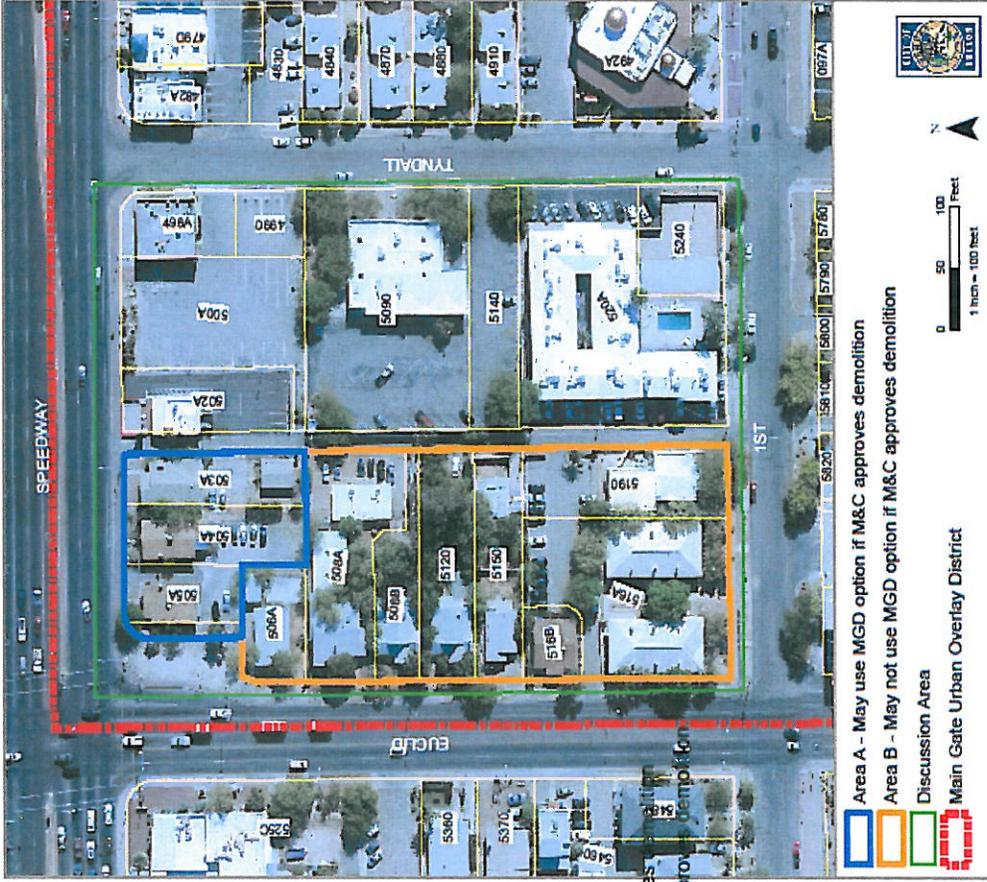
~ Infill above 2 stories reviewed for  
compatibility with development zone



April 18, 2012

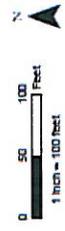


**Main Gate District (UOD)  
Euclid Lots Proposal**



> approves  
M&C approves demolition

- Area A - May use MGD option if M&C approves demolition
- Area B - May not use MGD option if M&C approves demolition
- Discussion Area
- Main Gate Urban Overlay District



April 18, 2012

Main Gate District Overlay -- Stakeholder Meeting  
April 11, 2012 -- 5:30-7:30 p.m.  
Public Works Building – 201 N Stone Ave - Basement Conf. Rm. C

**AGENDA:**

- |       |                                     |              |
|-------|-------------------------------------|--------------|
| I.    | Welcome                             | Jim Mazzocco |
| II.   | Introductions                       | Jan Waukon   |
| III.  | Ground Rules                        | Jan Waukon   |
| IV.   | Background Information - Powerpoint | Jim Mazzocco |
| V.    | Purpose of these Meetings           | Jan Waukon   |
| VI.   | Process Outline                     | Jan Waukon   |
|       | Key Issues:                         |              |
|       | • Demolitions                       |              |
|       | • Height                            |              |
|       | • Historic Adjacency                |              |
|       | • Any others?                       |              |
| VII.  | Questions to Consider               | Jan Waukon   |
| VIII. | Call to the Public                  |              |
| IX.   | Next Meeting and Closing            |              |



## **Main Gate Urban Overlay District (UOD) Fact Sheet**

### **Summary of Main Gate UOD**

In February 2012, the Tucson Mayor and Council approved the Main Gate Urban Overlay District (UOD) following a public hearing. The UOD rezoned properties within the West University Neighborhood Transition Area to zoning that will support development along the future streetcar line. The affected properties are bounded by Speedway Blvd. on the north, Park Ave. on the east, Sixth St. on the south, and Euclid Ave. on the west (map attached).

The West University Transition Area is comprised of mixed-use residential and commercial areas designed to maximize access to public transportation and to have features that encourage transit ridership. It encourages urban and architectural design features ensuring pedestrian comfort and the use of the best practices of transit-oriented design. It is intended to conform to transit-oriented policies recently adopted in the West University Neighborhood Plan, the University Area Plan and the City of Tucson General Plan.

### **Main Gate UOD Facts**

#### Heights, Historic Preservation

- The Main Gate UOD allows for greater building heights in the area. Three (3) properties would be allowed heights up to 14 stories. Other properties would be allowed heights ranging from 4 stories to 13 stories.
- The Main Gate UOD incorporates 11.8 acres of the 268 acres of the West University Historic preservation zone in total area (4%).
- The Main Gate UOD includes 29 of 579 West University Neighborhood contributing historic properties (5%). These historic properties must undergo a more rigorous review process if they are to be demolished than is currently required by Code.
- Incentives for adaptive re-use of historic properties are built into the UOD (i.e. uses other than residential) including a 50% permit fee reduction and waivers of site improvements like parking, landscaping, etc.

### **Public Process**

#### Plan Amendment

- October 5, 2011 – City of Tucson (COT) Planning Commission held a publicly noticed study session to review amendments to the West University and University Area Plans.
- November 2, 2011 - COT Planning Commission conducted a Public Hearing regarding the West University and University Area Plan Amendments. The Commission heard 19 speakers over 90 minutes of testimony. The Commission voted to forward approval of the Plan Amendments to the Mayor and Council.
- December 13, 2011 - Mayor and Council conducted a Public Hearing and voted 6-1 to approve the West University and University Area Plan Amendments.

#### Rezoning

- December 5, 2011 - Mayor and Council voted 7-0 to direct staff to begin processing the UOD rezoning.
- Notices about the rezoning were mailed to 260 property owners within 300 feet of the transition area boundaries and 23 City of Tucson registered neighborhood associations within one mile of the Main Gate District.
- December 19, 2011 – A neighborhood and community meeting related to the rezoning was held. 17 people attend the meeting.
- January 26, 2012 - The City's Zoning Examiner conducted a Public Hearing which was continued on February 9, 2012. Over six hours of public testimony was heard from 32 speakers.
- February 9, 2012 - The Zoning Examiner recommended approval of the Main Gate rezoning request.
- February 28, 2012 - Mayor and Council conducted a Public Hearing on the rezoning. Testimony was taken from 18 speakers. Mayor and Council voted 6-1 to approve the Main Gate Urban Overlay District.



From Lynne Birkentine  
4-11-2012

## Main Gate Urban Overlay District and Historic Preservation

There were at least four versions of the Main Gate Overlay District documents. The text highlighted in yellow shows the changes made in each version regarding the issue of historic preservation.

### A-4. Historic Preservation

*December 23, 2011:*

The Main Gate District contains structures listed in the National Historic Register; see Figure 2. The MGD discourages demolition of historic structures and encourages historic preservation by offering uses for property owners willing to restore their historic structures and/or incorporate their historic structures and/or incorporate their historic structures into the redevelopment of their property. See Section C-22.

*January 3, 2012:*

The Main Gate District contains structures listed in the National Historic Register; see Figure 2. The MGD discourages demolition of historic structures and encourages historic preservation by offering uses for property owners willing to restore their historic structures and/or incorporate their historic structures and/or incorporate their historic structures into the redevelopment of their property. See Section C-18.

*February 7, 2012:*

The Main Gate District contains properties that contribute to the West University Historic Preservation Zone and/or the West University National Register District or which are individually listed in the National Register of Historic Places; see Figure 2 – (Historic Properties Map). The MGD discourages demolition of historic properties and encourages historic preservation by offering additional uses compatible with restoration of historic properties and/or incorporation of historic buildings into a redevelopment of these properties. See Section B-2.e (Development Review Fees), C-2.a (Permitted Uses), and C-18 (Historic Preservation).

*February 13, 2012:*

Same as February 7, 2012 document.

## B-2.d. Review of Design Standards

*December 23, 2011:*

[Note: How shall design standard compliance be achieved? Through reviews with City Design Professional and property stakeholders? Through self-certification?]

*January 3, 2012:*

B-2.d.1. Design review for projects developed under the MGD zoning option that are three stories or greater or adjacent to Speedway Boulevard or Euclid Avenue shall be conducted by the Main Gate District Design Review Committee (DRC). All other projects developed under the MGD zoning option shall be reviewed by the City's Design Professional.

B-2.d.2. The DRC shall be appointed by the City Manager and shall be comprised of the Design Professional, two members from the West University Neighborhood Association that own property in the West University Neighborhood, and two members designated by the largest non-governmental property owner within the MGD. In addition, an at large member may be appointed for specific projects at the City Manager's discretion. A quorum of the DRC shall be the Design Professional and at least two other members.

B-2.d.3. Notwithstanding Section B-2.d.1. if for any reason the City Manager has not appointed the members of the DRC or a quorum is not obtained for a particular application, the Design Professional shall make a recommendation directly to the PSDS Director.

B-2.d.4. The DRC shall review applicable projects for compliance with the following MGD requirements:

B-2.d.4.1. For projects on Euclid Avenue, project scale in relation to the scale of surrounding buildings and architectural compatibility with nearby buildings in the HPZ overlay zone. (See section C-18.b. and C-18.c.)

B-2.d.4.ii. For projects on Euclid Avenue or Speedway Boulevard, the building step-back requirements of Section C-17.

B-2.d.4.iii. For all projects, the requirements of Section C-19 (design Standards).

B-2.d.5. Applicants shall meet with the DRC or Design Professional (as the case may be) to discuss the project and its compliance with the MGD design requirements as required by the Design Professional. Within fifteen days following the final such meeting, the Design Professional shall provide a

written report to the applicant, the DRC members and the Director describing any issues of concern identified the DRC, stating whether the proposal complies with the MGD design requirements, and making recommendations on any modifications to the project needed to bring it into compliance with the MGD design requirements. The applicant shall include the Design Professional's communication in the development package submitted under Section B-2.a.

B-2.d.6. The DRC's or Design Professional's recommendations shall be advisory to the Director, and the Director shall make the final decision on a project's compliance with MGD design requirements.

B-2.d.7. The applicant shall pay for up to the first 10 hours of the Design Professional's fees incurred in connection with an application.

*February 7, 2012:*

B-2.d.1. Design review for projects developed under the MGD zoning option that are three stories or greater or adjacent to Speedway Boulevard or Euclid Avenue shall be conducted by the Main Gate District Design Review Committee (DRC). All other projects developed under the MGD zoning option shall be reviewed by the City's Design Professional. Development of projects in the West University Historic Preservation Zone and/or Contributing Properties (as defined in Section C-1) outside of the Historic Preservation Zone in the West University National Register District and/or any properties that may become individually listed in the National Register of Historic Properties shall be subject to additional design review as provided in Section C-18 (Historic Preservation).

B-2.d.2. The DRC shall be appointed by the City Manager and shall be comprised of the Design Professional, two members designated by the West University Neighborhood Association that own property in the West University Neighborhood, two members designated by the University of Arizona, and two members designated by the largest non-governmental property owner within the MGD. In addition, an at large member may be appointed for specific projects at the City Manager's discretion. A quorum of the DRC shall be the Design Professional and at least two other members.

B-2.d.3. Notwithstanding Section B-2.d.1. if for any reason the City Manager has not appointed the members of the DRC or a quorum is not obtained for a particular application, the Design Professional shall make a recommendation directly to the PDS Director.

B-2.d.4. The DRC shall review applicable projects for compliance with the following MGD requirements (and may also comment on other aspects of the projects):

B-2.d.4.1. For projects on Euclid Avenue, project scale in relation to the scale of surrounding buildings and architectural compatibility with nearby buildings in the HPZ overlay zone. (See section C-18.b. and C-18.c.)

B-2.d.4.ii. For projects on Euclid Avenue or Speedway Boulevard, the building step-back requirements of Section C-17.

B-2.d.4.iii. For all projects, the standards of Section C-19 (design Standards).

B-2.d.5. Applicants shall meet with the DRC or Design Professional (as the case may be) to discuss the project and its compliance with the MGD design requirements as required by the Design Professional. Within fifteen days following the final such meeting, the Design Professional shall provide a written report to the applicant, the DRC members and the Director describing any issues of concern identified the DRC, stating whether the proposal complies with the MGD design standards, making recommendations on any modifications to the project needed to bring it into compliance with the MGD design standards, and (in the Design Professional's discretion) commenting on other aspects of the project. The applicant shall include the Design Professional's communication in the development package submitted under Section B-2.a.

B-2.d.6. The DRC's or Design Professional's recommendations shall be advisory to the Director, and the Director shall make the final decision on a project's compliance with MGD design requirements.

B-2.d.7. The applicant shall pay for up to the first 10 hours of the Design Professional's fees incurred in connection with an application.

*February 13, 2012:*

Same as February 7, 2012 document.

#### **B-2.e. Development Review Fees**

*February 7, 2012:*

The development review fees shall be reduced by 50% for the adaptive re-use of existing buildings described in item 13 of Section C-16.

*February 13, 2012:*

Same as February 7, 2012 document.

## C-18. Historic Preservation

*December 23, 2011:*

C-18.a. Contributing Structures identified on the Historic Properties Map (Figure 2) may not be demolished without compliance with LUC Section 2.8.8.7.

C-18.b. If a Contributing Structure identified on the Historic Properties Map (Figure 2) is expanded or incorporated into a new development, the development must incorporate the existing Contributing Structure in a manner that retains the contributing” status.

C-18.c. Development adjacent to a Contributing Structure shall be designed to complement the architecture of the Contributing Structure and shall be consistent in height with the Contributing Structure.

C-18.d. New construction adjacent to or to replace a Contributing Structure and the rehabilitation of existing Contributing Structure shall be submitted first for review by the West University Historic Advisory Board, second for review by the City of Tucson-Pima County Historical Commission, and then for approval by the Mayor and Council.

*January 3, 2012:*

C-18.a. Contributing Structures identified on the Historic Properties Map (Figure 2) may not be demolished without compliance with LUC Sections 2.8.8.7 and 2.8.8.9.

C-18.b. If a Contributing Structure identified on the Historic Properties Map (Figure 2) is expanded or incorporated into a new development, the development must incorporate the existing Contributing Structure in a manner that reflects the architectural style of and is compatible with the Contributing Structure.

C-18.c. Development adjacent to a Contributing Structure shall be designed to complement the architecture of the Contributing Structure and shall be consistent in height with the Contributing Structure.

C-18.d. Architecture that is compatible with and complements existing Contributing Structures shall be achieved through elements such as styles, colors, forms and materials, but is not intended to impose additional limitations on the Allowable Heights indicated in Figure 3. Compatibility shall also address privacy mitigation and building preservation through architectural elements such as building step-backs and setbacks, textures, materials, forms and landscaping.

C-18.e. New construction to replace a Contributing Structure and the rehabilitation of existing Contributing Structure (i) shall be submitted first for review by the West University Historic Advisory Board, second for review by the City of Tucson-Pima

County Historical Commission, and then for approval by the Mayor and Council and (ii) shall reflect the architectural style of and be compatible with the Contributing Structures within the property's development zone.

C-18.f. Owners of Contributing Structures who restore their properties are encouraged to work in cooperation with the City of Tucson-Pima County Historical Commission to seek funding to support the restoration effort.

C-18.g. The requirements of LUC Sections 2.8.8.6.F, 2.8.8.6.M, 2.8.8.6.N and 2.8.8.8 shall apply to Contributing Structures in the MGD that are also in the HPZ. Except as specifically provided in this Section C-18, LUC Section 2.8.8 shall not apply to the Main Gate District.

*February 7, 2012:*

C-18.a. Historic Preservation Review. In addition to (and prior to) review pursuant to Section B-2 (PDS Requirements and Review):

C-18.a.1. New construction, development, redevelopment, additions and alterations of Contributing Property outside of the West University Historic Preservation Zone shall be submitted for review by the West University Historic Advisory Board; and (ii) for review pursuant to LUC Section 2.8.8.5 (Historic Preservation Zone Development Review) applying the pertinent historic design review criteria.

C-18.a.2. New construction, development, redevelopment, additions and alterations of property in the West University Historic Preservation Zone shall be submitted (i) to a neighborhood meeting pursuant to a notice mailed at the applicant's expense to all property owners (based on the last property assessment) in the West University Historic Preservation Zone; and (ii) for review by the West University Historic Zone Advisory Board; and (ii) for review pursuant to LUC Section 2.8.8.5 (Historic Preservation Zone Development Review) applying the pertinent historic design review criteria.

C-18.b. Requirements for All Construction or Improvements. The requirements of LUC Sections 2.8.8.6.A (HPZ Development Criteria - Generally) (applying the development criteria indicated in this Section C-18), 2.8.8.6.F (HPZ Development Criteria - Surface Texture) 2.8.8.6.M (HPZ Development Criteria - Signs), and 2.8.8.8 (HPZ- Maintenance) shall apply to (i) Contributing Property to the West University National Register District and (ii) property in the West University Historic Preservation Zone.

C-18.c. Additions or Alterations to Contributing Property.

C-18.c.1. The requirements of LUC Sections 2.8.8.6.E (HPZ Development Criteria - Roof Types), 2.8.8.6.H (HPZ Development Criteria - Projections and Recessions), 2.8.8.6.I (HPZ Development Criteria - Details), 2.8.8.6.J (HPZ

Development Criteria – Building Criteria – Building Form), 2.8.8.6.K (HPZ Development Criteria – Rhythm), and items (1) (3) and (4) of Section 2.8.8.6.L (HPZ Development Criteria – Additional Review Criteria) shall apply to additions to or alterations of Contributing Properties.

C-18.c.2. Unless an alteration of or addition to Contributing Property is approved by the Mayor and Council through a procedure conducted under Development Compliance Case Section 23A-62 (Mayor and Council appeal procedure) any alteration of or addition to Contributing Property shall be designed so as to retain its status as a Contributing Property.

C-18.d. MGD Development Standards. The requirements of LUC Section 2.8.8.4 (Permitted Uses), 2.8.8.6.B (HPZ Development Criteria – Height), 2.8.8.6.C (HPZ Development Criteria- Setbacks), 2.8.8.6.D (HPZ Development Criteria – Proportion), 2.8.8.6 G (HPZ Development Criteria – Site Utilization) and 2.8.8.6.N (HPZ Development Criteria – Motor Vehicle and Bicycle Parking Areas) shall not apply to development under the Main Gate District zoning option. Instead, the pertinent development standards and criteria of the Main Gate District UOD shall govern.

C-18.e. Contributing Properties may not be demolished without compliance with LUC Sections 2.8.8.7 (Historic Preservation Zone – Demolition Review Required) and 2.8.8.9 (Historic Preservation Zone – Demolition of Historic Properties, Landmarks and Structures), which, in Section 2.8.8.9.D requires review by the West University Historic Zone Advisory Board and the Tucson-Pima County Historical Commission prior to approval by Mayor and Council.

C-18.f. Allowable Height Applicable to Certain Property. Figure 3 (Allowable Height Map) identifies certain properties for which the allowable height is governed by this Section C-18. The maximum permitted height for those properties shall be determined as follows (but in no event shall exceed 4 stories or 56 feet): (i) for additions to or alterations of existing Contributing Structures, the maximum height shall be determined through a Zoning Examiner Legislative Procedure under LUC Section 5.4.3 (Zoning Examiner Procedure) taking into account the recommendations of the review conducted pursuant to Section 2.8.8.5; and (ii) for new construction following demolition of an existing structure, the maximum height shall be determined by the Mayor and Council in connection with the review described in LUC Section 2.8.8.9.G (Historic Preservation Zone – Demolition of Historic Properties – Mayor and Council).

C-18.g. Non-Historic, Non-Contributing Property. Development of property that is neither a Contributing Property in the West University National Register District nor located in the West University Historic Preservation Zone but which is adjacent to a Contributing Property shall be designed to complement the architecture of the Contributing Property. Architecture that complements existing Contributing Properties shall be achieved through elements such as styles, colors, forms and

materials, but is not intended to impose additional limitations on the Allowable Heights indicated in Figure 3 and by addressing privacy mitigation and building preservation through architectural elements such as building step-backs and setbacks, textures, materials, forms and landscaping.

C-18.h. **Financial Incentives.** Owners of Contributing Properties may be eligible for various non-municipal tax incentives. Property owners are encouraged to contact the City of Tucson Historic Preservation Office for additional information.

C-18.i. **MGD and HPZ.** Except as specifically provided in this Section C-18, the provisions of LUC Section 2.8.8 (Historic Preservation Zone) shall not apply to property developed under the Main Gate District zoning option.

*February 13, 2012:*

C-18.a. **Historic Preservation Review.** In addition to (and prior to) review pursuant to Section B-2 (PDS Requirements and Review):

C-18.a.1. New construction, development, redevelopment, additions and alterations of Contributing Property outside of the West University Historic Preservation Zone shall be submitted for review by the West University Historic Advisory Board; and (ii) for review pursuant to LUC Section 2.8.8.5 (Historic Preservation Zone Development Review) applying the pertinent historic design review criteria.

C-18.a.2. New construction, development, redevelopment, additions and alterations of property in the West University Historic Preservation Zone shall be submitted (i) to a neighborhood meeting pursuant to a notice mailed at the applicant's expense to all property owners (based on the last property assessment) in the West University Historic Preservation Zone; and (ii) for review by the West University Historic Zone Advisory Board; and (ii) for review pursuant to LUC Section 2.8.8.5 (Historic Preservation Zone Development Review) applying the pertinent historic design review criteria.

C-18.b. **Requirements for All Construction or Improvements.** The requirements of LUC Sections 2.8.8.6.A (HPZ Development Criteria – Generally) (applying the development criteria indicated in this Section C-18), 2.8.8.6.F (HPZ Development Criteria – Surface Texture) 2.8.8.6.M (HPZ Development Criteria – Signs), and 2.8.8.8 (HPZ- Maintenance) shall apply to (i) Contributing Property to the West University National Register District and (ii) property in the West University Historic Preservation Zone.

C-18.c. **Additions or Alterations to Contributing Property.**

C-18.c.1. The requirements of LUC Sections 2.8.8.6.E (HPZ Development Criteria – Roof Types), 2.8.8.6.H (HPZ Development Criteria – Projections and

Recessions), 2.8.8.6.I (HPZ Development Criteria – Details), 2.8.8.6.J (HPZ Development Criteria – Building Criteria – Building Form), 2.8.8.6.K (HPZ Development Criteria – Rhythm), and items (1) (3) and (4) of Section 2.8.8.6.L (HPZ Development Criteria – Additional Review Criteria) shall apply to additions to or alterations of Contributing Properties.

C-18.c.2. Unless an alteration of or addition to Contributing Property is approved by the Mayor and Council through a procedure conducted under Development Compliance Case Section 23A-62 (Mayor and Council appeal procedure) any alteration of or addition to Contributing Property shall be designed so as to retain its status as a Contributing Property.

C-18.d. MGD Development Standards. The requirements of LUC Section 2.8.8.4 (Permitted Uses), 2.8.8.6.B (HPZ Development Criteria – Height), 2.8.8.6.C (HPZ Development Criteria- Setbacks), 2.8.8.6.D (HPZ Development Criteria – Proportion), 2.8.8.6 G (HPZ Development Criteria – Site Utilization) and 2.8.8.6.N (HPZ Development Criteria – Motor Vehicle and Bicycle Parking Areas) shall not apply to development under the Main Gate District zoning option. Instead, the pertinent development standards and criteria of the Main Gate District UOD shall govern.

C-18.e. Demolition. Contributing Properties may not be demolished without compliance with LUC Sections 2.8.8.7 (Historic Preservation Zone – Demolition Review Required) and 2.8.8.9 (Historic Preservation Zone – Demolition of Historic Properties, Landmarks and Structures), which, in Section 2.8.8.9.D requires review by the West University Historic Zone Advisory Board and the Tucson-Pima County Historical Commission prior to approval by Mayor and Council.

C-18.f. Allowable Height Applicable to Certain Property. Figure 3 (Allowable Height Map) identifies certain properties for which the allowable height is governed by this Section C-18. The maximum permitted height for those properties shall be determined as follows (but in no event shall exceed the heights indicated on Figure 7): (i) for additions to or alterations of existing Contributing Structures, the maximum height shall be determined through a Zoning Examiner Legislative Procedure under LUC Section 5.4.3 (Zoning Examiner Legislative Procedure) taking into account the recommendations of the review conducted pursuant to Section 2.8.8.5; and (ii) for new construction following demolition of an existing structure, the maximum height shall be determined by the Mayor and Council in connection with the review described in LUC Section 2.8.8.9.G (Historic Preservation Zone – Demolition of Historic Properties – Mayor and Council).

C-18.g. Non Historic, Non-Contributing Property. Development of property that is neither a Contributing Property in the West University National Register District nor located in the West University Historic Preservation Zone but which is adjacent to a Contributing Property shall be designed to complement the architecture of the Contributing Property. Architecture that complements existing Contributing

Properties shall be achieved through elements such as styles, colors, forms and materials, but is not intended to impose additional limitations on the Allowable Heights indicated in Figure 3 and by addressing privacy mitigation and building preservation through architectural elements such as building step-backs and setbacks, textures, materials, forms and landscaping.

C-18.h. Financial Incentives. Owners of Contributing Properties may be eligible for various non-municipal tax incentives. Property owners are encouraged to contact the City of Tucson Historic Preservation Office for additional information.

C-18.i. MGD and HPZ. Except as specifically provided in this Section C-18, the provisions of LUC Section 2.8.8 (Historic Preservation Zone) shall not apply to property developed under the Main Gate District zoning option.

**City of Tucson**  
**Main Gate District (UOD #\_)**  
Draft Update February 13, 2012  
**DRAFT**

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## A. Main Gate District Overview

### A-1. Introduction.

On December 5, 2011, in accordance with Section 2.8.13 (Urban Overlay District Zone) of the Land Use Code (LUC), the City of Tucson's Mayor and Council initiated a rezoning to an urban overlay district for a geographic area within the West University Neighborhood Plan known as the Transition Area. An urban overlay district allows for a zoning option that encourages transit-oriented development.

The urban overlay district (UOD) known as the Main Gate District (MGD) is located south of Speedway Boulevard, west of Park Avenue, north of Sixth Street and east of Euclid Avenue. The modern streetcar route runs through the district with transit stops on nearby Second Street and at the approximate midpoint of University Boulevard within the MGD. Figure 1 contains a map of the Main Gate District.

On December 13, 2011, the Mayor and Council adopted a plan amendment to the West University Neighborhood Plan's Transition Area (Resolution 21836). The new policies promote transit-oriented development in the overlay district. Transit-oriented development refers to a mixed-use residential and commercial area designed to maximize access to public transportation and to have features that encourage transit ridership. Other policies encourage urban and architectural design features that ensure pedestrian comfort and the use of the best practices of transit-oriented design.

The MGD zoning option is intended to conform to the transit-oriented policies recently adopted in the West University Neighborhood Plan and to conform to both the University Area Plan and the General Plan policies.

The MGD zoning option allows a property owner to choose to develop property with new uses and flexible development requirements in exchange for transit-oriented design of buildings and sites. A property owner who has chosen the MGD zoning option cannot revert to the underlying zoning standards without applying for a modification of zoning requirements or pursuing a separate rezoning. The overlay district does not preclude a property owner from pursuing a rezoning for his property.

## District Map



FIGURE 1 – DISTRICT MAP

### A-2. Existing Infrastructure

The Main Gate District overlays an area where significant public investment has already been made in utility, transit, parking and other infrastructure improvements. Public infrastructure completed or funded near the MGD includes:

- Modern Streetcar Project: The four-mile modern streetcar line, which will connect the West University Transition Area with the Downtown, 4th Avenue, and the Mercado District, is expected to be completed in 2013.
- Main Gate Parking Garage: The Main Gate Parking Garage, located on the east side of Euclid Avenue between 1st and 2nd Streets, is a 1,200 car parking garage that provides parking for University and general public uses.
- Park Avenue Garage: The Park Avenue Garage, located at the northeast corner of Speedway Boulevard and Park Avenue, is a 1,500 car parking garage that provides ample parking for University and general public uses.
- Tyndall Garage: The Tyndall Garage, located on Tyndall Avenue and 4th Street, is a 1700-space garage that provides parking for University and general public uses.
- Olive Underpass: The Olive Underpass was constructed to connect the campus area north of Speedway Boulevard and the Park Avenue Garage to the main campus area with a pedestrian-friendly walkway below the high-traffic Speedway Boulevard.

### **A-3. Purpose**

The Main Gate District's key purpose is to support transit-oriented development along the modern streetcar route and accomplish the following:

- create an urban neighborhood with multi-modal options;
- design by using best practices and for pedestrian comfort;
- encourage a mix of uses by a diverse population;
- encourage restoration of historic buildings whenever possible; and
- create a streamlined development review process for transit-oriented development.

### **A-4. Historic Preservation**

The Main Gate District contains properties that contribute to the West University Historic Preservation Zone and/or the West University National Register District or which are individually listed in the National Register of Historic Places; see Figure 2 (Historic Properties Map). The MGD discourages demolition of historic properties and encourages historic preservation by offering additional uses compatible with restoration of historic properties and/or incorporation of historic buildings into a redevelopment of these properties. See Sections B-2.e (Development Review Fees), C-2.a. (Permitted Uses), and C-18 (Historic Preservation).

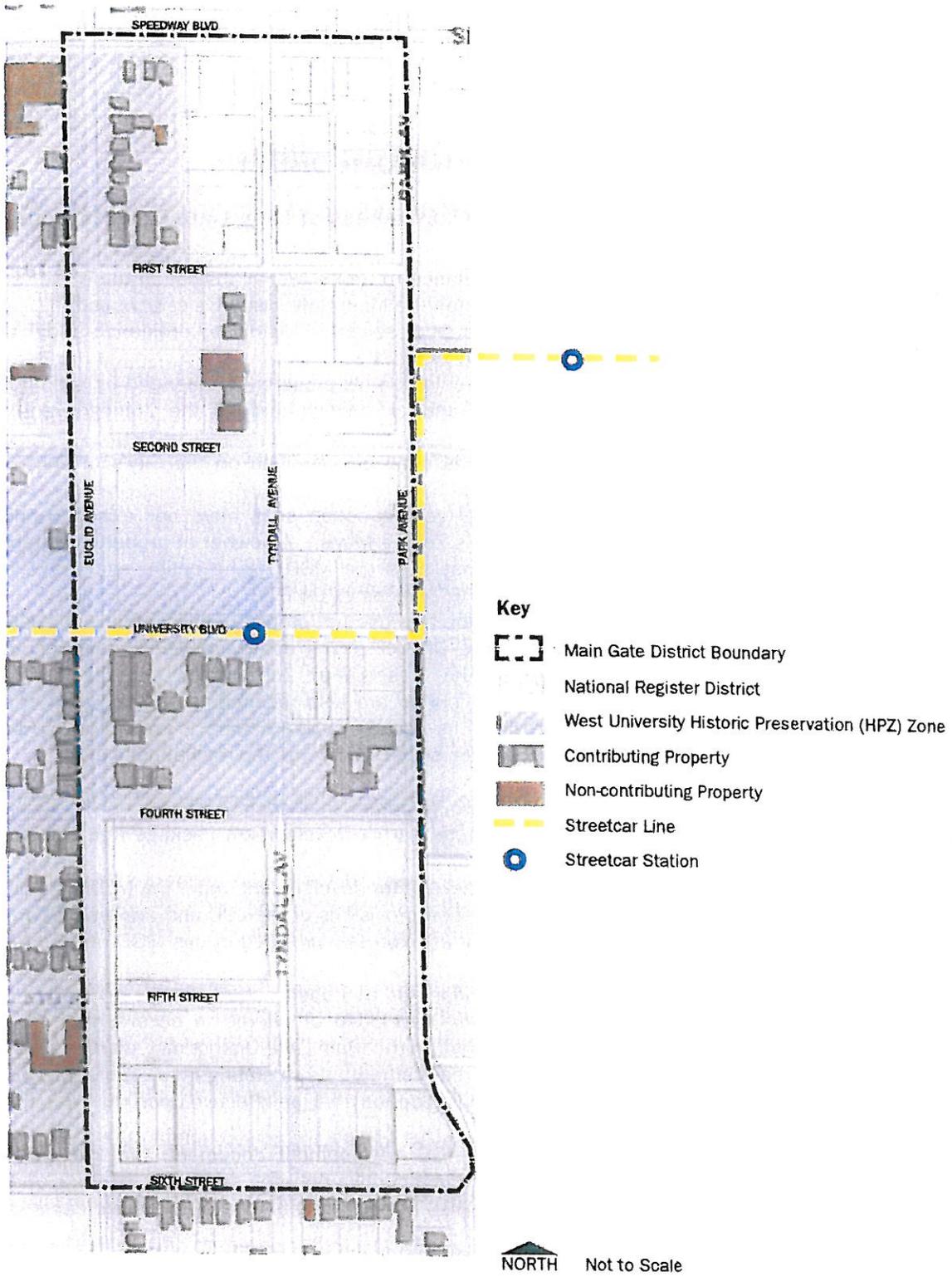


FIGURE 2 - HISTORIC PROPERTIES MAP

## **B. Establishment and Administration of Main Gate District**

### **B-1. Establishment of Main Gate District; Effectiveness of Main Gate District Zoning Option**

B-1.a. Upon adoption of the rezoning ordinance to urban overlay district by the Mayor and Council on \_\_\_\_\_, 2012 (insert adoption date), the Main Gate District is established.

B-1.b. The Mayor and Council may amend or dissolve the district by ordinance under the Zoning Examiner Legislative Process, Sec 5.4.1, and Sec. 5.4.3.

B-1.c. A property owner may request the zoning on his property be amended by submitting an application, paying applicable rezoning fees and proceeding through the Zoning Examiner Legislative Process, Sec 5.4.1, and Sec. 5.4.3.

B-1.d. The Main Gate District's boundaries shall be identified on the City's of Tucson's Zoning Maps.

B-1.e. A property owner using the MGD zoning option shall have her existing zoning designation prefaced by a U on the City of Tucson's Zoning Maps. An owner of property located in the West University Historic Preservation Zone that uses the MGD zoning option shall have the current zoning designation H prefaced by a U, i.e., HR-3 becomes U-HR-3.

B-1.f. A property owner may elect to develop and use her property either under the existing underlying zoning district or under the Main Gate District zoning option; provided, however, that properties located in the West University Historic Preservation Zone which are developed or redeveloped under the Main Gate District zoning option are also required to comply with certain requirements of LUC Section 2.8.8 as provided in Section C-18 (Historic Preservation). Plans submitted under the Main Gate District zoning option shall comply with the regulations herein.

B-1.g. A property owner using the MGD zoning option shall comply with Section C (General Standards and Guidelines), Section B-2.a (Main Gate District Development Package Requirements) and Section B-2.b (Review and Approval Procedures).

B-1.h. A Main Gate District Development Package for development under the MGD cannot be used in conjunction with other waivers or modification provisions of the LUC and applicants cannot select the provisions of other overlay zones except as expressly provided in this MGD development document.

B-1.i. The Main Gate District zoning option for a property shall be effective upon the issuance of a building permit for a project being developed or altered in accordance with its requirements. The owner of an existing development in the Main Gate District may elect to develop or use her property under the Main Gate District requirements by so stating in an application for a certificate of occupancy, and the election of the zoning option shall be effective upon the issuance of the certificate of occupancy.

B-1.j Unless otherwise specified in the MGD development document, the LUC and its supplemental documents shall apply. Where there is a conflict between the Land Use Code and its supplemental documents' requirements and the MGD's requirements, the MGD requirements shall control.

B-1.k. Figures contained in this document are for illustrative purposes only. Unless otherwise specifically indicated, figures are not to scale.

B-1.l. Upon any reorganization or renumbering of the Land Use Code, Development Standards or Development Compliance Code, in connection with the adoption of a Unified

Development Code or otherwise, the references thereto in this UOD shall refer to the pertinent provision of the reorganized or renumbered code.

## **B-2. PDSD Requirements and Review**

### **B-2.a. Main Gate District Development Packages.**

B-2.a.1. Development package submittals require approval by the City of Tucson (except where state law preempts local jurisdiction).

B-2.a.2. Applicants electing to develop under the Main Gate District zoning option must submit a development package in compliance with applicable Main Gate District requirements.

B-2.a.3. Except as provided herein, a development package for development under the Main Gate District zoning option shall be prepared in compliance with City of Tucson Development Standard No. 2-01.0.0 and in compliance with other requirements imposed by the MGD. The Planning and Development Services Director may require applications to provide sufficient drawings and information to demonstrate compliance with the MGD requirements. The title block required by Section 2.4 of Development Standard No. 2-01.0.0 shall include the statement "Development under Main Gate District zoning option." The development package submittal shall include the communication from the City's Design Professional described in Section B-2.d.5.

B-2.a.4. In addition to the documentation required by Development Standard No. 2-01 et seq., the Director may require an applicant to provide elevations sufficient to demonstrate compliance with Sections C-19.s through C-19.x (Building Articulation) and C-17 (Height and Mass Transition) and the height limitations contained in Table 1 and Figure 3 in Section C-3.

B-2.a.5 Applicants seeking a reduction of the minimum motor vehicle parking requirements contained in Section C-5 must provide a parking statement explaining the justification for the reduction and may be required by the Director to provide a Parking Impact Analysis prepared by a qualified, third-party consulting traffic engineer.

### **B-2.b. Review and Approval Procedures.**

The PDSD shall review Main Gate District Development Packages pursuant to the City of Tucson Development Compliance Code Sections 23A-31 (Zoning Compliance Review) and 23A-34 (Development Plan Review) except that a pre-application conference is required.

### **B-2.c. Pre-Application Conference.**

Each Applicant shall meet with PDSD staff in a pre-application conference to verify the requirements for development in the Main Gate District zone. The conference is intended to be an informal opportunity for the applicant and staff to discuss the proposed project and review the proposals for important project features such as building location, site access, trash/recycling collection, on-site retention, and the existence and proposed treatment of any Contributing Properties. Staff will provide direction as to how the project meets the purpose of the Main Gate District and advise the applicant of any additional submittal requirements (e.g., demolition review, traffic statement, parking plan, design review process).

### **B-2.d. Review of Design Standards.**

B-2.d.1. Design review for projects developed under the MGD zoning option that are three stories or greater or adjacent to Speedway Boulevard or Euclid Avenue shall be conducted by the Main Gate District Design Review Committee (DRC). All other projects developed under the MGD zoning option shall be reviewed by the City's Design Professional. Development of projects in the West University Historic Preservation Zone and/or Contributing Properties (as defined in Section C-1) outside of the Historic Preservation Zone in the West University National Register District and/or ay

properties that may become individually listed in the National Register of Historic Properties shall be subject to additional design review as provided in Section C-18 (Historic Preservation).

B-2.d.2. The DRC shall be appointed by the City Manager and shall be composed of the Design Professional, two members designated by the West University Neighborhood Association that own property in the West University Neighborhood, two members designated by the University of Arizona, and two members designated by the largest non-governmental property owner within the MGD. In addition, an at large member may be appointed for specific projects at the City Manager's discretion. A quorum of the DRC shall be the Design Professional and at least two other members.

B-2.d.3. Notwithstanding Section B-2.d.1, if for any reason the City Manager has not appointed the members of the DRC or a quorum is not obtained for a particular application, the Design Professional shall make a recommendation directly to the PDS Director.

B-2.d.4. The DRC shall review applicable projects for compliance with the following MGD requirements (and may also comment on other aspects of the projects):

B-2.d.4.i. For projects on Euclid Avenue, project scale in relation to the scale of surrounding buildings and architectural compatibility with nearby buildings in the HPZ overlay zone. (See Sections C-18.b. and C-18.c.)

B-2.d.4.ii. For projects on Euclid Avenue or Speedway Boulevard, the building step-back requirements of Section C-17.

B-2.d.4.iii. For all projects, the standards of Section C-19 (Design Standards).

B-2.d.5. Applicants shall meet with the DRC or Design Professional (as the case may be) to discuss the project and its compliance with the MGD design requirements as required by the Design Professional. Within fifteen days following the final such meeting, the Design Professional shall provide a written report to the applicant, the DRC members and the Director describing any issues of concern identified by the DRC, stating whether the proposal complies with the MGD design standards, making recommendations on any modifications to the project needed to bring it into compliance with the MGD design standards, and (in the Design Professional's discretion) commenting on other aspects of the project. The applicant shall include the Design Professional's communication in the development package submitted under Section B-2.a.

B-2.d.6. The DRC's or Design Professional's recommendations shall be advisory to the Director, and the Director shall make the final decision on a project's compliance with MGD design requirements.

B-2.d.7. The applicant shall pay for no more than 10 hours of the Design Professional's fees incurred in connection with an application.

#### **B-2.e. Development Review Fees.**

The development review fees shall be reduced by 50% for the adaptive re-use of existing buildings described in item 13 of Section C-16.

#### **B-2.f. Traffic and Parking Mitigation Fees.**

If the City, as the result of traffic or parking impact studies or otherwise, elects to impose fees in connection with development using the Main Gate District zoning option to mitigate the costs of traffic and parking infrastructure serving or related to the Main Gate District, then applicants shall

be required to pay such fees as a condition to the Director's approval of projects using the Main Gate District zoning option.

### **B-3. Urban Design Best Practices**

In order to accommodate creative solutions to design and development issues, the Director may approve alternatives to the development regulations determined by the Director to be consistent with "urban design best practices." For the purposes of the MGD, "urban design best practices" include design studies approved for the City of Tucson, adopted urban design standards for a downtown area or university transition area in an American city of comparable size, books written by urban design experts or endorsed by a professional organization, such as the American Institute of Architects or the American Planning Association, addressing downtown or university transition area development, or any comparable report, study or standards recommended by the City's Design Professional and approved by the Director.

## C. Standards and Guidelines

The general standards and guidelines in this Section C apply to all development and use under the Main Gate District zoning option.

### C-1 Definitions

Terms defined in the LUC shall have the same meaning when used in the MGD. In addition, the following terms shall have the meanings given below.

**Bicycle Share.** A rental system or business where bicycles are rented for short periods of time (e.g., by the hour) and parked or stored in a Short-Term Bicycle Parking Facility.

**Car Share.** A rental business where cars are rented for short periods of time (e.g., by the hour, and usually for less than a day).

**Contributing Property.** A property that is designated as a contributor to a National Register Historic District or a City of Tucson Historic Preservation Zone. (The Contributing Properties as of the date of adoption of the Main Gate District UOD are indicated on Figure 2 (Historic Properties Map).

**Microbrewery.** A business where beer is brewed and sold for on-premises or off-premises consumption.

**Residential Mixed-Use.** Mixed Use with a minimum of 70% of Gross Floor Area used for uses from the LUC Residential Use Group permitted in the MGD. (See Section C-2.a. below.)

**Story.** A complete horizontal section of a building, having one continuous or practically continuous floor level. A mezzanine shall be considered a portion of the story below and not contribute to number of stories if the mezzanine does not exceed one-third of the floor area of the room or space in which it is located.

### C-2. Land Use

#### C-2.a. Permitted Uses.

The following uses are permitted in the Main Gate District.

##### From the Civic Use Group:

1. Civic Assembly.
2. Cultural Use.
3. Educational Use.
4. Membership Organization.
5. Postal Service.
6. Protective Service.
7. Religious Use.

##### From the Commercial Services Use Group:

8. Administrative and Professional Office.
9. Alcoholic Beverage Service, except along Euclid Avenue.
10. Animal Service, provided that the use is entirely contained in the interior of the pertinent building (and not in any yards or patios).
11. Day Care.
12. Entertainment, except that circuses, carnivals, and tent shows are not permitted.
13. Financial Service, except that non-chartered financial institutions, such as check cashing and payday loan businesses, are not permitted.

14. Food Service, except that a Soup Kitchen is not permitted. Outdoor dining located in adjacent Right-of-Way is permitted, subject to the user obtaining and maintaining the requisite license or easement from the Right-of-Way owner.

15. Medical Service - Outpatient.

16. Parking, but only in a Garage unless the parking is accessory to another permitted use, and subject to Section C-5.c.

17. Personal Service.

18. Research and Product Development, but only of a scientific, non-industrial nature.

19. Technical Service.

20. Travelers' Accommodation, Lodging, except that primary access to individual guest rooms from the building exterior is not permitted.

21. Artisan Residence.

From the Industrial Use Group:

22. Craftwork.

23. Microbrewery.

From the Recreation Use Group:

24. Open Space

From the Residential Use Group:

25. Family Dwelling, but only attached.

26. Group Dwelling.

27. Residential Care Services, but only Adult Care Service.

From the Retail Trade Use Group:

28. Car Share, provided that if a Car Share use is located in a Residential Mixed-Use development, the Car Share may be used only by residents of the development.

29. Food and Beverage Sales.

30. General Merchandise Sales, except that sale of vehicle fuels is not permitted and the display or storage of fertilizer, manure, or other odorous material is not permitted.

31. Vehicle Rental and Sales, but limited to Car Share and rental of automobiles, vans and non-commercial trucks.

#### **C-2.b. Mixed Use.**

C-2.b.1. Permitted Mixed Use. Mixed Use and Residential Mixed Use are permitted in the Main Gate District.

C-2.b.2. Required Mixed Use. Buildings with frontage on Park Avenue or Speedway Boulevard used for Residential Use must include some non-Residential use.

#### **C-2.c. Special Exception Land Uses.**

1. Special events such as street fairs and street vending are permitted in conformance with City of Tucson special use requirements.

2. Uses that are similar in nature and intensity to the uses expressly permitted in the Main Gate District may be permitted as Special Exception Land Uses if approved through a Special Exception Land Use Procedure (LUC Section 5.3.9.2.A, Approval by the Development Services Director).

**C-2.d. Excluded Uses.** Notwithstanding the foregoing provisions of Section C-2, the following uses are specifically excluded from the Main Gate District and may not be approved even as Special Exception Land Uses.

1. Uses in the Agricultural Use Group.

2. Cemetery or Correctional Use.

3. Animal Service (except as provided in Section C-2.a.10), Automotive - Service and Repair, Billboard, or Trade Service and Repair, Major from the Commercial Services Use Group.
4. Uses in the Industrial Use Group not specifically listed above as permitted uses.
5. Residential Care uses not specifically listed above as permitted uses.
6. Uses in the Restricted Adult Activities Use Group.
7. Uses in the Storage Use Group.
8. Uses in the Utilities Use Group, except for Distribution Systems serving property in the Main Gate District and Renewable Energy Generation limited to solar power generation as an accessory use.
9. Uses in the Wholesaling Use Group.

**C-2.e. Accessory Uses and Structures.**

1. Accessory uses are permitted for the use groups in the manner provided in the LUC.
2. Drive-through lanes are permitted as an accessory use to Financial Service uses provided that they provide reasonable vehicular access in a manner designed to minimize conflicts with pedestrian circulation.
3. Home Occupations are permitted as Accessory Uses to a Family Dwelling use.

**C-2.f. Special Mitigation Conditions.** The Director may add special mitigation conditions to a proposed land use that has features that may have a nuisance impact (such as noise, odors, trespass lighting, and late evening hours of operation) on the residential area west of Euclid Avenue. The applicant may appeal the Director's decision by filing an appeal in accordance with 23A-62 (Mayor and Council Appeal Procedure).

**C-3. Development Standards**

**Table 1 - Development Standards**

<u>Development Category</u>	<u>Development Standard</u>
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Separation Between Buildings	None
Maximum Lot Coverage	None
Maximum Floor Area Ratio	None
Maximum Density	None
Minimum Setback (1)(2)(3)	None, except: (i) at least 21.5' feet from the property line along Speedway Boulevard; and (ii) at least 12' feet from the property line along Euclid Avenue.
Maximum Setback from Property Line (4)	Street frontage: 15'. Other: none.

	Side: none. Exceptions: no maximum applicable to courtyards or along Speedway Boulevard or Euclid Avenue.
Minimum Perimeter Yard Width	None
Maximum Building Height (5)(6)	Per Figure 3.
Maximum Building Height at Base	See Section C-17.
Minimum Open Space (7)	Residential: 25 square feet per Dwelling Unit. Non-residential: 15% of the Site area. See Section C-10.
Minimum Landscape Area	At least 25% of open space at ground level must be landscaped.

**Notes:**

- (1) Mechanical units may not be located in the street-side Setback area.
- (2) Canopies, awnings, colonnades, architectural shading features for pedestrian areas may be located in the right-of-way subject to (i) the approval of the Department of Transportation and (ii) the owner/operator obtaining and maintaining the requisite license or easement from the Right-of-Way owner.
- (3) The Minimum Setback from Speedway Boulevard and Euclid Avenue has been calculated so that the sum of (i) the distance from the face of the curb to the property line (as of the date of adoption of the Main Gate UOD) plus (ii) the setback equals approximately thirty feet.
- (4) In determining compliance with Maximum Setback requirement, minor deviations for architectural features such as weather protection, niches, or other recesses or articulations of the facade are permitted as long as they do not extend more than 24 inches toward the interior of the property from the Maximum Setback. The Maximum Setback does not apply to entrance bays. Figure 4 illustrates the Setbacks.
- (5) LUC Section 3.2.12.2 (Solar Considerations) shall not apply to the Main Gate District.
- (6) Building height shall be measured in accordance with LUC Section 3.2.7.2.A (Structure Height Measurement--Buildings) (including 3.2.7.2.A.1, Historic Preservation Zone) with the exceptions contained in Section 3.2.7.3 (Structure Height Measurement--Exceptions).
- (7) For the purpose of determining non-Residential open space requirement, the Site area excludes Right-of-Way.

# Allowable Height Map



Figure 3 - Allowable Height Map

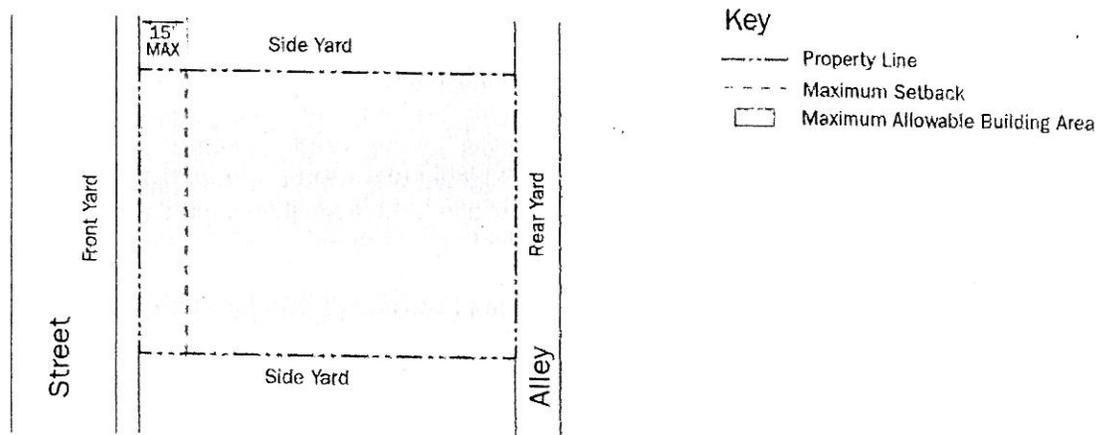


Figure 4 – Illustration of Maximum Setback (not to scale)

#### C-4. Access and Pedestrian Facilities

##### C-4.a. Vehicular Access.

C-4.a.1. Where practicable, driveways should be located away from pedestrian facilities. However, if driveways cross pedestrian facilities, driveways to each property should be limited in number or shared by multiple properties in order to reduce the number of curb cuts and driveway crossings of pedestrian facilities.

C-4.a.2. Vehicular maneuvering in the alley is permitted.

##### C-4.a.3. Sight Visibility Triangles.

i. Vehicular Sight Visibility Triangles. The stem side shall be reduced from 20' to 16' but must maintain the Near/Far side line of sight per Development Standard 3-01-5.3.

ii. Pedestrian Sight Visibility Triangles. The 20' stem side shall be maintained, but the 30' length shall be reduced to 20' in Development Standard 3-01-5.1 and in Figure 16 thereof.

C-4.a.4. Proposed site access and the work to be done in the public Right-of-Way for vehicular access shall be reviewed during the preliminary application process. Alternative, site-appropriate standards concerning distances between driveways and the driveway apron radius may be approved by the Director.

##### C-4.b. Pedestrian Access; Sidewalks.

C-4.b.1. Pedestrian circulation paths per Development Standard 2-08.3.0 are not required (except where needed to meet accessibility requirements).

C-4.b.2. Building primary entries/exits shall maintain an 8' clear passage minimum.

C-4.b.3. Flush grade planters with massed planting are recommended to discourage errant pedestrian circulation.

C-4.b.4. The minimum width for sidewalks shall be 5' clear on all streets in the Main Gate District, except for University Boulevard (8' clear), Park Avenue (8' clear), Speedway Boulevard (12' clear) and Euclid Avenue (10' clear).

C-4.b.5. There shall be a minimum of 4' from the back of curb to the sidewalk, which shall remain clear or may be used for intermittent planters. (See Figure 5.)

C-4.b.6. Pedestrian plazas shall be located adjacent to or visible from sidewalks and/or pedestrian circulation in the Right-of-Way.

C-4.b.7. Subject to Section C-4.b.5, existing sidewalk widths shall be maintained, as a minimum width, where practicable so as to provide effective, accessible connectivity to adjoining properties. Where no sidewalks exist, sidewalks shall be provided.

C-4.b.8. Outdoor seating, dining areas, public art and landscaping may be located (i) in the sidewalk area and (ii) in the Right-of-Way (subject to the owner/operator obtaining and maintaining the requisite license or easement from the Right-of-Way owner) in the Right of Way. In all cases, the minimum clear sidewalk requirements of Section C-4.b.4 shall be maintained.

C-4.b.9. Sidewalks required by Development Standard 2-08.40 are not required inside parking structures.

C-4.b.10. Sidewalks shall be separated from vehicular travel lanes and connect to all street intersections.

C-4.b.11. Flush grade passage of pedestrian circulation shall be required at minor intersections and high pedestrian circulation areas through integration of speed tables or other traffic calming devices, subject to Department of Transportation approval on public roadways.

C-4.b.12. Project uses that generate the highest pedestrian traffic should be located on enhanced corners and provide (1) a primary entrance that faces both streets and serves the greatest number of occupants, and (2) additional building articulation that emphasizes the corner and promotes activity.

C-4.b.13. Sidewalks and pedestrian circulation areas are not required in alleys and are not required to connect the front yard to the rear yard of a property. If more than one building is located on one property, sidewalks and pedestrian circulation areas shall be provided to connect and provide safe circulation between the buildings.

C-4.b.14. On Speedway Boulevard and Euclid Avenue, the area between the sidewalk and the building may be used for landscaping, open space or outdoor amenities, but not for parking.

C-4.c. This Section C-4 supersedes LUC Sections 3.2.8.3 (Width of Access) and 3.2.8.4 (Pedestrian Facilities).

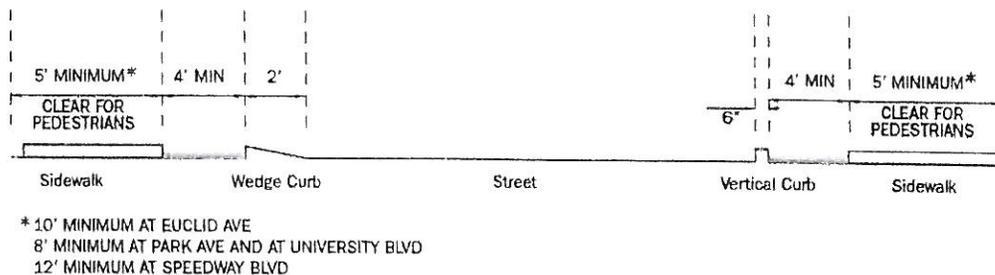


Figure 5 - TYPICAL CROSS SECTION AT PEDESTRIAN AREAS

### C-5. Parking (Motor Vehicles and Bicycles)

The transit-oriented development goal of the Main Gate District is reflected in parking requirements that discourage motor vehicle use and parking and encourage bicycle and mass transit use and on-street parking. This Section C-5 supersedes inconsistent parking provisions in the LUC, including but not limited to LUC Sections 3.3.3.1 (Parking Required), 3.3.3.6 (Calculation of Required Motor Vehicle and Bicycle Parking Spaces), 3.3.4 (Required Number Of Motor Vehicle Parking Spaces), 3.3.6.2 (Motor Vehicle Use Area Design Criteria—Location), 3.3.6.4 (Motor Vehicle Use Area Dimensions) and 3.3.8 (Required Number of Bicycle Parking Spaces).

**C-5.a. Motor Vehicle Parking.**

C-5.1.1. Requirements.

- i. Residential. Minimum of 0.5 spaces per Dwelling Unit; Maximum of 1 space per Dwelling Unit.
- ii. Retail: Minimum of the greater of (a) 2 spaces or (b) 1 space per 2,000 square feet of GFA.
- iii. Other Non-Residential: Minimum, 1 space per 1,000 square feet of GFA; Maximum 5 spaces per 1,000 square feet of GFA.

C-5.a.2. Parking may be provided either solely by one of the following options or a combination of the following options: on-site; off-site within one-quarter (1/4) of a mile of the project site and either owned by the property owner or provided through a shared parking agreement with the City or a third party; or on-street on the same side of the street.

C-5.a.3. Requests for reductions of the minimum parking requirements for property north of University Boulevard shall be supported by a parking statement or, if required by the Director, a Parking Impact Analysis demonstrating no overflow parking into the West University Neighborhood to the west of Euclid Avenue. Properties along Park Avenue may reduce minimum parking requirements for Residential uses to 0.25 spaces per Dwelling Unit with an approved parking statement or Parking Impact Analysis.

C-5.a.4. The requirements of Section C-5.1.1 do not apply to property developed primarily for Parking use.

**C-5.b. Bicycle Facilities.**

C-5.b.1. Short Term Bicycle Parking Facilities.

- i. Residential: Minimum of the greater of (a) 0.3 spaces per Dwelling Unit or (b) 3 spaces.
- ii. Non-Residential: Minimum of 2 spaces or 1 per 5,000 square feet of GFA, whichever is greater.
- iii. Short-term bicycle parking area or the entrance to an interior short-term bicycle parking area shall be located within 50 feet of a building entrance, except that for a lot smaller than one acre, at least 50% of the short term bicycle parking shall be located within 50 feet of a building entrance.
- iv. Departures from the Bicycle Parking Facility Design Requirements concerning bicycle storage racks and spacing may be submitted and reviewed in the Development Package Submittal and approved by the Director if consistent with urban design best practices.

C-5.b.2. Long Term Bicycle Parking Facilities.

- i. Residential: Minimum of the greater of (a) 0.3 spaces per Dwelling Unit or (b) 3 spaces.
- ii. Non-Residential: Minimum of 2 spaces or 1 per 12,000 square feet of GFA, whichever is greater.
- iii. The number of long-term bicycle parking spaces may be reduced by a Bicycle Share program; for each bicycle in the Bicycle Share program, the number of long-term bicycle spaces may be reduced by 2 spaces, provided that the required number of spaces may not be reduced in the aggregate by more than two-thirds.
- iv. Long term bicycle storage must be secured and accessible to building occupants.

C-5.b.3. External bicycle storage lockers are not permitted along the street frontage of a building between the property line and maximum building setback lines.

### **C-5.c. Parking Structures.**

C-5.c.1. Parking structures shall be designed so that parked vehicles are screened from view at street level, through incorporation of design elements including, but not limited to, landscaping, pedestrian arcades, occupied space, or display space.

C-5.c.2. Stand-alone Parking Structures and Buildings containing Parking Structures shall comply with at least one of the two following requirements:

i. The front side of the ground floor of Parking Structures, excluding driveways and pedestrian entrances, shall be built for uses other than parking and circulation, consistent with the required architectural articulation standards.

ii. No more than 75% of the GFA of the ground floor shall be used for motor vehicle parking or circulation.

C-5.c.3. Any portion of the parking garage visible from the Right-of-Way shall be screened with material and designed consistent with the primary building design.

C-5.c.4. Lighting within the parking structure shall provide for safety and security and shall be integrated into the architectural character of the building design. No light bulbs shall be directly visible from outside the parking structure, and light spillage out of the parking structure shall be controlled according to urban design best practices.

C-5.c.5. The internal circulation to and within the garage shall be convenient, safe, and clearly identified for both pedestrian and vehicular traffic, including appropriate signage for and placement of elevator and stair cores.

C-5.c.6. The minimum height clearance in parking structures shall be as required by the building code.

C-5.c.7. The minimum width and length for compact parking spaces are 7' 6" and 16' 0", respectively. The number of compact spaces shall not exceed 50% of the total number of required spaces.

C-5.c.8. A Traffic Impact Analysis is required for development of a property for primary use as a Parking Structure.

C-5.c.9. Minimum vehicular use area dimensions shall comply with the table contained in LUC Section 3.3.0, with the following exceptions: (i) in Parking Structures, columns may protrude up to 6" into the clear area width provided that the length of columns parallel to the vehicle when parked is not more than 30", and (ii) aisle width may be reduced to 20'.

C-5.c.10. Tandem Parking for motor vehicles is allowed for (i) uses permitted in LUC Section 3.3.6.2(C) (Tandem Parking), (ii) Car Share parking, and (iii) assigned/reserved private spaces inside a Residential Mixed-Use Building.

### **C-5.d. Parking Area Access Lanes.**

C-5.d.1. A PAAL for two-way traffic shall be at least 20' wide (or wider to the extent needed to provide a fire access lane satisfying the requirements of the Tucson Fire Department).

C-5.d.2. For corner lots, the PAAL or access driveway shall not be located on the primary street.

**C-5.e. Surface Parking.**

C-5.e.1. Surface parking areas for comprehensive development or redevelopment of a site shall be located in the rear of the property only and shall be set back at least 5 feet from the side of the property. No setback is required at the rear or alley of the property.

C-5.e.2. Change of use of existing structures may use the site's current parking configuration.

**C-5.f. Accessible Parking and Bicycle Facilities.**

The number of accessible parking spaces required by the City of Tucson's adopted Building Code and bicycle facilities shall not be reduced or eliminated and shall be based on the number of motor vehicle parking spaces required prior to any modification.

**C-6. Loading and Solid Waste**

**C-6.1 Loading Zones.**

C-6.a.1. Loading areas and solid waste facilities may be shared with adjacent properties upon provision of documentation to the Director of an easement or other legal right to use of pertinent property.

C-6.a.2. Each Residential, Group Dwelling, Multifamily and Mixed Use development must provide for one of the following:

i. An on-street loading zone in parallel parking lanes, but only if approved by the Department of Transportation. Temporary loading zones may be provided in metered parallel parking spaces with approval of and coordination with ParkWise (or its successor agency).

ii. An off-street loading zone of at least 12 feet by 24 feet.

C-6.a.3. An optional on-street loading zone of up to 8 feet by 30 feet is permitted, but only if approved by the Department of Transportation.

C-6.a.4. On-street or off-street loading zones must be clearly identified and reserved as such.

**C-6.b. Solid Waste Facilities.** On-site refuse collection container requirements governing access, type, and location may be modified if the Department of Environmental Services, Tucson Fire Department and Department of Transportation determine that no public health or traffic safety issue is created. Proposed Solid Waste and Recycling Plans shall be reviewed during the preliminary application process.

C-6.c. Loading docks and trash and recycling containers may not be located along the street frontage and may not be visible from the street.

**C-7. Screening**

C-7.a. Service areas for items such as backflow preventers and generators (but excluding meters) shall be grouped in a joint area and located away from public view.

C-7.b. Steel, safety glass, vegetation or other malleable material may be used to provide visual delimitation to desired area.

C-7.c. Service area screening shall not exceed 6 feet in height and must be composed of any of the following (or combination of the following):

1. wall or structure; or

2. evergreen vegetation species that provide at least 50% coverage of service areas upon installation and at least 90% coverage upon maturity.

C-7.d. Screen height may be up to 20 feet in height where adjacent to a multiple story building.

## **C-8. Utility Facilities**

C-8.a. Utility and service facilities shall be grouped in shared zones at or near Property Lines.

C-8.b. Utility meters, backflow devices and related structures shall be located in vaults below grade, subject to approval of any applicable City of Tucson department.

C-8.c. Ground floor vents shall be oriented away from pedestrian plazas, building frontage and pedestrian areas.

C-8.d. No building equipment, antenna or satellite dishes may be located along any building facade facing a street.

## **C-9. Landscaping**

### **C-9.a. Native Plant Preservation.**

C-9.a.1. Native plants must be preserved in place, trans-planted, or provide a 1:1 mitigation.

C-9.a.2. All trees provided in fulfillment of mitigation requirements must be 36" box or larger.

C-9.a.3. Saguaro provided in fulfillment of mitigation requirements must be 6' tall minimum.

C-9.a.4. Plants with thorns or terminal spines shall be placed clear of pedestrian circulation.

C-9.b. New species introduced must come from the Arizona Department of Water Resources Drought Tolerant/Low Water Use Plant List; provided, however, that (i) plants excluded from that list may be used on private property in rain gardens or bio-swales as part of active and/or passive landscape water harvesting systems, and (ii) properties in the West University Historic Preservation Zone and/or Contributing Properties to the West University National Register District may use historically significant plant material, including plants that are excluded from the Drought Tolerant/Low Water Use Plant List, if approved by the Director.

C-9.c. Street trees should be provided at areas of pedestrian circulation or activity and spaced to ensure continuous canopy cover at maturity.

C-9.d. Trees planted in the ROW within 4' of curb, 10' of the travel lane or adjacent to the pedestrian area shall be of predominately vertical growth form and structure, with a single trunk, and shall not have thorns.

C-9.e. At least 60% of trees shall be 36" box or larger.

C-9.f. Accent plants and succulents are recommended for planters and/or containers.

C-9.g. Massed shrubs and ground covers are encouraged for surface planters.

C-9.h. Street Trees in the Right-of-Way should be selected from Arizona Department of Water Resources Drought Tolerant/Low Water Use Plant List or approved City of Tucson Street Tree List.

C-9.i. Street trees planted in the sight visibility triangle shall be 36" box minimum.

C-9.j. In connection with the development or redevelopment of property in the West University Historic Preservation Zone and/or Contributing Properties to the West University National Register District, property owners shall make reasonable efforts to preserve historically significant trees and shrubs that are at least 50 years old that are located in areas designated for landscaping in development or redevelopment plans.

## **C-10. Open Space**

C-10.a. Usable open space does not need to be located on the ground level only as long as portions of all open space areas or some of the amenities located thereon are visible from the street. For example, open space can be located on the roof and on balconies.

C-10.b. Usable open space may be a combination of private and public space as long as the adjacent Right-of-Way (to the curb) and areas outside the building setback areas include usable open space.

C-10.c. Parking areas may not be counted as open space.

C-10.d. Portions of ground-level open space that are not landscaped shall be surfaced in textured concrete, pavers, or other similar small-scaled materials with permeable characteristics.

C-10.e. Areas counted toward open space requirements shall be a minimum 300 square feet with a minimum dimension of 15 feet if open on one side only or 10 feet if open on two or more sides.

#### **C-11. Right-of-Way Maintenance**

C-11.a. The property owner is responsible at all times for maintenance of landscape, hardscape, building architectural elements and site furnishings, including features installed in the public Right-of-Way (i.e., to the curb).

C-11.b. The property owner shall replace or repair vandalized elements in the Right-of-Way within 48 hours.

C-11.c. The property owner shall replace dead or missing vegetation in the Right-of-Way within 14 days to ensure full compliance with approved landscape plans.

#### **C-12. Site Furnishings**

C-12.a. Seating and other site furnishings shall be located along pedestrian circulation, near building entries and in plazas so as to not interfere with safe pedestrian passage.

C-12.b. One trash receptacle and one recycling receptacle shall be provided at each street corner.

C-12.c. Water features are permitted in connection with active water harvesting.

C-12.d. Misting systems are discouraged, but permitted in private applications for amenities.

#### **C-13. On-Site Water Management**

C-13.a. Detention of storm water is not required.

C-13.b. On-site retention of storm water is required for lots larger than one acre.

C-13.c. For the purpose of applying active rain water harvesting requirements, Residential Mixed Use shall not be considered Commercial development.

C-13.d. Landscaping shall incorporate passive water harvesting.

C-13.e. Passive water harvesting storage volume may be used to offset threshold retention volume requirements and is permitted to occur in the Right-Of-Way (subject to approval by the Department of Transportation).

C-13.f. Landscape Irrigation systems shall be designed with smart or central control systems integrated with building systems and combined with soil moisture sensors and monitors.

C-13.g. All piping shall be Schedule 40 PVC up to and including 2.5" and Class 200 PVC for larger lines.

C-13.h. Landscape depressions and curb openings shall be provided to allow water to flow into and out of curb side planters.

C-13.i. Building downspouts shall be directed away from pedestrian circulation areas and sidewalks.

C-13.j. Standing water may not be more than 6" deep.

#### **C-14. Lighting**

Street lighting and building lighting shall comply with the City of Tucson Outdoor Lighting Code and shall be incorporated into the landscape design.

#### **C-15. Hardscape Materials**

C-15.a. Except as provided in Section C-15.e, continuous expanses of concrete or other monolithically installed paving may not exceed 100 square feet in the Right-of-Way.

C-15.b. Monolithically installed paving such as concrete may not exceed 50% of total exterior site hardscape area.

C-15.c. Hand-placed materials such as modular pavers or natural stone must comprise a minimum of 50% min of the total exterior site hardscape.

C-15.d. At least 25% of the total exterior site hardscape must be composed of pervious concrete or permeable pavers as part of a passive landscape water harvesting system.

C-15.e. Asphalt may be used in streets, alleys, fire department access areas, driveways and surface parking areas.

#### **C-16. Environmentally Conscious Design Practices.**

Each Development shall include five or more of the following (and the use of item 13 shall count as two toward the five required):

1. Provide shade for at least 70% of parking areas.
2. Provide shade for at least 70% of pedestrian areas.
3. Provide direct access connections from transit stops.
4. Provide Energy Star or cool roof rated at least 0.65 reflectivity and at least 85% emissivity.
5. Use LED outdoor lighting of less than or equal to 3600 kelvin to comply with City of Tucson Outdoor Lighting Code.
6. Provide shade for Short Term Bicycle Parking Facilities.
7. Provide 100% desert-adapted plant species. Species chosen must adhere to the Arizona Department of Water Resources Tucson AMA Drought Tolerant/Low Water Use Plant List.
8. Provide solar panels on roof or shade structures.
9. Provide green roof with at least 4" of growth medium.
10. Provide porous concrete or permeable paving adjacent to planting areas.
11. Provide vegetated "greenwalls" (covered by live plant material) or trellises.
12. Provide low-e glass better than the minimum requirement per the International Energy Conservation Code for all windows.
13. Adaptive reuse of an existing structure.
14. Implement Car Share use or incorporate a transit stop on-site
15. Incorporate innovative design practice such as alternative methods of energy savings or production, reduction in water use, or recycled content site paving materials.
16. Use reclaimed water from municipal source or harvested from mechanical systems and treated for landscaping.

#### **C-17. Height and Mass Transition**

C-17.a. The effective visual bulk of a building exceeding either 2 Stories or 26' in height should be reduced so that buildings appear less imposing by using vertical setbacks of stair-stepping building heights back from the street or breaking up the mass of the building. The bulk reduction of the mass and the varied heights of the building will provide for additional building separation and circulation of air and light.

C-17.b. To accomplish the foregoing, (i) at least 25% of the length of the street-fronting façade above 2 Stories or 26' (whichever is lower) shall be set back at least 12' from the building façade at finished grade; and (ii) in the case of a building façade that faces a property line adjacent to a Contributing Property, the Director may require that at least 25% of the length of the façade above 2 Stories or 26' (whichever is lower) shall be set back at least 12' from the building façade at finished grade

C-17.c. Along Euclid Avenue and Speedway Boulevard, the height and mass transition must occur through the stair-stepping method along at least 75% of the length of the street façade above

2 stories or 26' (whichever is lower), by which the building mass above 2 Stories or 26' shall be set back a minimum of 12' from the building façade at finished grade.

C-17.d. In addition, along Euclid Avenue and Speedway Boulevard, if a building exceeds 56' in height there shall be a second additional bulk-reduction setback, along at least 50% percent of the length of the street façade above 56', of at least 20' feet from the building façade at finished grade; provided, however, that the 50% and/or 20' minimum requirements may be reduced upon a finding by the City Design Professional that the proposed alternative is consistent with urban design best practices.

C-17.e. Figure 6 illustrates the 25% bulk reduction requirement (on the left) and the 75% bulk reduction requirement for Euclid Avenue and Speedway Boulevard (on the right), but does not illustrate the additional articulation requirements of Section C-19.s through C-19.x.

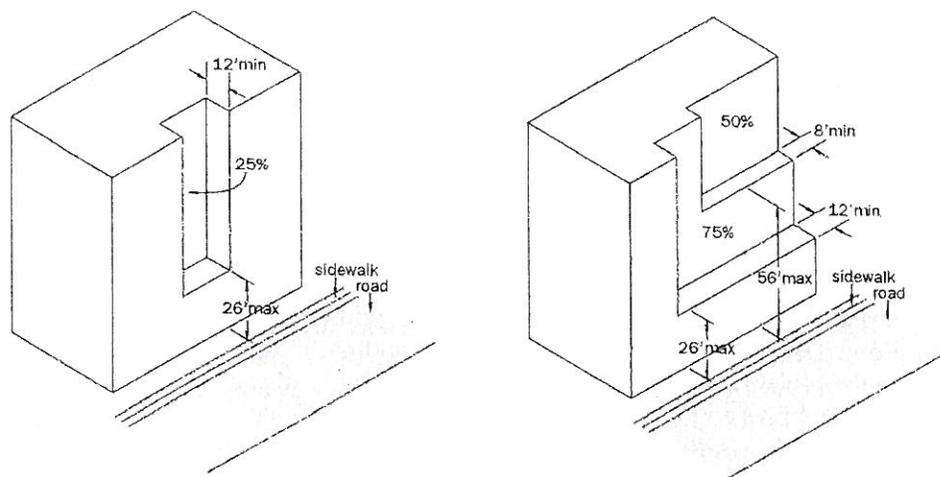


Figure 6 - BULK REDUCTION

### C-18. Historic Preservation.

C-18.a. Historic Preservation Review. In addition to (and prior to) review pursuant to Section B-2 (PDSD Requirements and Review):

C-18.a.1. New construction, development, redevelopment, additions and alterations of Contributing Property outside of the West University Historic Preservation Zone shall be submitted (i) for review by the West University Historic Zone Advisory Board; and (ii) for review pursuant to LUC Section 2.8.8.5 (Historic Preservation Zone Development Review) applying the pertinent historic design review criteria.

C-18.a.2. New construction, development, redevelopment, additions and alterations of property in the West University Historic Preservation Zone shall be submitted (i) to a neighborhood meeting pursuant to a notice mailed at the applicant's expense to all property owners (based on the last property assessment) in the West University Historic Preservation Zone; and (ii) for review by the West University Historic Zone Advisory Board; and (ii) for review pursuant to LUC Section 2.8.8.5 (Historic Preservation Zone Development Review) applying the pertinent historic design review criteria.

C-18.b. Requirements for All Construction or Improvements. The requirements of LUC Sections 2.8.8.6.A (HPZ Development Criteria—Generally) (applying the development criteria

indicated in this Section C-18), 2.8.8.6.F (HPZ Development Criteria—Surface Texture), 2.8.8.6.M (HPZ Development Criteria—Signs), and 2.8.8.8 (HPZ—Maintenance) shall apply to (i) Contributing Property to the West University National Register District and (ii) property in the West University Historic Preservation Zone.

**C-18.c. Additions or Alterations to Contributing Property.**

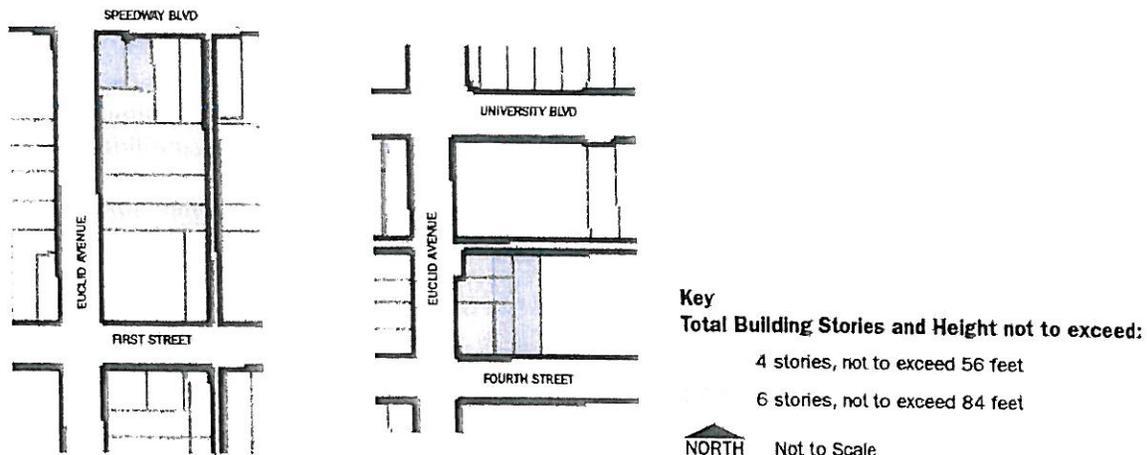
C-18.c.1. The requirements of LUC Sections 2.8.8.6.E (HPZ Development Criteria—Roof Types), 2.8.8.6.H (HPZ Development Criteria—Projections and Recessions), 2.8.8.6.I (HPZ Development Criteria—Details), 2.8.8.6.J (HPZ Development Criteria—Building Form), 2.8.8.6.K (HPZ Development Criteria—Rhythm), and items (1), (3) and (4) of Section 2.8.8.6.L (HPZ Development Criteria—Additional Review Criteria) shall apply to additions to or alterations of Contributing Properties.

C-18.c.2. Unless an alteration of or addition to Contributing Property is approved by the Mayor and Council through a procedure conducted under Development Compliance Code Section 23A-62 (Mayor and Council Appeal Procedure), any alteration of or addition to Contributing Property shall be designed so as to retain its status as a Contributing Property.

C-18.d. MGD Development Standards. The requirements of LUC Section 2.8.8.4 (Permitted Uses), 2.8.8.6.B (HPZ Development Criteria—Height), 2.8.8.6.C (HPZ Development Criteria—Setbacks), 2.8.8.6.D (HPZ Development Criteria—Proportion), 2.8.8.6.G (HPZ Development Criteria—Site Utilization) and 2.8.8.6.N (HPZ Development Criteria—Motor Vehicle and Bicycle Parking Areas) shall not apply to development under the Main Gate District zoning option. Instead, the pertinent development standards and criteria of the Main Gate District shall govern.

C-18.e. Demolition. Contributing Properties may not be demolished without compliance with LUC Sections 2.8.8.7 (Historic Preservation Zone—Demolition Review Required) and 2.8.8.9 (Historic Preservation Zone—Demolition of Historic Properties, Landmarks and Structures) (which, in Section 2.8.8.9.D, requires review by the West University Historic Zone Advisory Board and the Tucson-Pima County Historical Commission prior to approval by Mayor and Council).

C-18.f. Allowable Height Applicable to Certain Property. Figure 3 (Allowable Height Map) identifies certain properties for which the allowable height is governed by this Section C-18. The maximum permitted height for those properties shall be determined as follows (but in no event shall exceed the heights indicated on Figure 7): (i) for additions to or alterations of existing Contributing Structures, the maximum height shall be determined through a Zoning Examiner Legislative Procedure under LUC Section 5.4.3 (Zoning Examiner Legislative Procedure), taking into account the recommendations of the review conducted pursuant to Section 2.8.8.5; and (ii) for new construction following demolition of an existing structure, the maximum height shall be determined by the Mayor and Council in connection with the review described in LUC Section 2.8.8.9.G (Historic Preservation Zone—Demolition of Historic Properties—Mayor and Council).



## Figure 7 - MAXIMUM HEIGHT

C-18.g. Non-Historic, Non-Contributing Property. Development of property that is neither a Contributing Property in the West University National Register District nor located in the West University Historic Preservation Zone but which is adjacent to a Contributing Property shall be designed to complement the architecture of the Contributing Property. Architecture that complements existing Contributing Properties shall be achieved through elements such as styles, colors, forms and materials, but is not intended to impose additional limitations on the Allowable Heights indicated in Figure 3, and by addressing privacy mitigation and building preservation through architectural elements such as building step-backs and setbacks, textures, materials, forms and landscaping.

C-18.h. Financial Incentives. Owners of Contributing Properties may be eligible for various non-municipal tax incentives. Property owners are encouraged to contact the City of Tucson Historic Preservation Office for additional information.

C-18.i. MGD and HPZ. Except as specifically provided in this Section C-18, the provisions of LUC Section 2.8.8 (Historic Preservation Zone) shall not apply to property developed under the Main Gate District zoning option.

### C-19. Design Standards

Compliance with the design standards contained in this Section C-19 shall be determined under the procedure described in Section B-2.d.

#### Lighting

C-19.a. Lighting strategies shall minimize glare and light trespass, conserve energy, and promote safety and security.

C-19.b. All area lights, including streetlights and parking area lights shall be full cut-off fixtures.

C-19.c. Sources of lighting shall be recessed and shielded so that the bulb itself is concealed from public right-of-way view.

#### Building Materials and Colors

C-19.d. Building materials should be chosen for their tactile effects and used in a contrasting manner: e.g., rough surfaces against smooth, vertical patterns against horizontal, etc.

C-19.e. Building materials should be chosen for integral colors and their visual and physical permanence in the Sonoran Desert.

C-19.f. Building materials should be selected with the idea of localizing the architectural effect and ambiance in a method coherent with the neighborhood.

C-19.g. Facades facing public streets or open spaces shall be constructed of high quality materials including the following:

- Masonry, such as brick, stone, architectural pre-cast concrete, cast stone, prefabricated brick panels, and concrete masonry units.

- Architectural metals, such as metal panel systems, metal sheets with expressed seams, metal-framing systems, or cut, stamped or cast, ornamental metal panels.

- Glass and/or glass block.

- Modular panels, such as cement board systems, EIFS, and stucco, provided that EIFS and stucco shall be limited to less than 25% of the total building façade at the base of the buildings facing public streets.

C-19.h. Building materials used at the lower floors adjacent to the street frontage should respond to the character of the pedestrian environment through such qualities as scale, texture, color and detail.

C-19.i. Combinations of materials should reinforce architectural scaling requirements.

C-19.j. The use of color should be compatible with the historic traditions of the University of Arizona, City of Tucson, and adjacent historic neighborhoods. Accent colors should be used consistently throughout the building: in signage, architectural features, lighting, window frames, doors and accent walls.

C-19.k. Colors and materials that reflect glare should not be used in large quantities.

#### Architectural Elements and Features

C-19.l. Architectural elements such as balconies, outdoor stairs, ornaments and surface detail shall be used to enhance the architectural style of the building.

C-19.m. Architectural elements should take into consideration appropriateness of use, scale, proportion, color and texture.

C-19.n. Architectural details shall be carefully integrated in the concept design of the building.

C-19.o. There shall be a clear visual distinction between the ground floor and upper floors.

C-19.p. Arcades, when used, shall be placed predominantly along southern and western facing facades, unless incorporated into buildings along Park Avenue. Arcades may be made from wood, brick, canvas, metal, stone or concrete.

C-19.q. A single plane of street-facing facade may not exceed 20 feet without architectural detail.

C-19.r. Areas for outdoor vending and small group gathering are encouraged. The areas should be delineated with hardscape materials, grade change or vegetation.

#### Building Articulation

C-19.s. No more than three consecutive street-facing facade areas should use the same color paint or method of articulation.

C-19.t. Articulate building facades at entrances and between retail spaces to create areas of exterior patio and engagement.

C-19.u. Any building over 85' long must be articulated in order to appear as a series of buildings no longer than 85' each along the front property line.

C-19.v. At building corners, additional building articulation should be used to emphasize the corner and promote pedestrian gathering (e.g., roof or facade structure that is higher at the corner).

C-19.w. At least one corner along the street frontage shall incorporate a plaza and/or open space for pedestrian activity, including (but not limited to) the corner of Speedway Boulevard and Euclid Avenue

C-19.x. Public art located at the corner is encouraged. Art must be designed and manufactured locally (e.g. sculpture art).

#### Doors

C-19.y. Doors at primary pedestrian entrances must be shaded or protected from the weather.

C-19.z. Doors must be clearly identifiable.

C-19.aa. Doors must be safe, secure, and universally accessible.

C-19.ab. Storefronts shall provide canopies or awnings for shade and color and material variation. Canopies may be used as a design element and may incorporate signage.

C-19.ac. Storefronts shall be integrated with the sidewalk design and treatment.

C-19.ad. Each building shall have a clearly identifiable "front door" area facing each major street fronting the facade.

C-19.ae. Residential Units that have individual access from the street level shall have a residentially-scaled, street-oriented entry for each unit. The entry shall be demarcated by an awning, stoop, or recess.

Windows and Glazing

C-19.af. Glazing shall be low-e and shall allow a visual connection through either side of the window.

C-19.ag. Window size, proportion and pattern should relate to unit types and room layouts, and should be used to reinforce organized patterns of scale and variety within the building façade.

C-19.ah. Mixed-use developments shall utilize a variety of ratios of clear to opaque surfaces (i.e., glass to wall) to reflect the different uses within the building. In general, residential uses should have less glass-to-wall and commercial uses greater glass-to-wall.

Building Facades

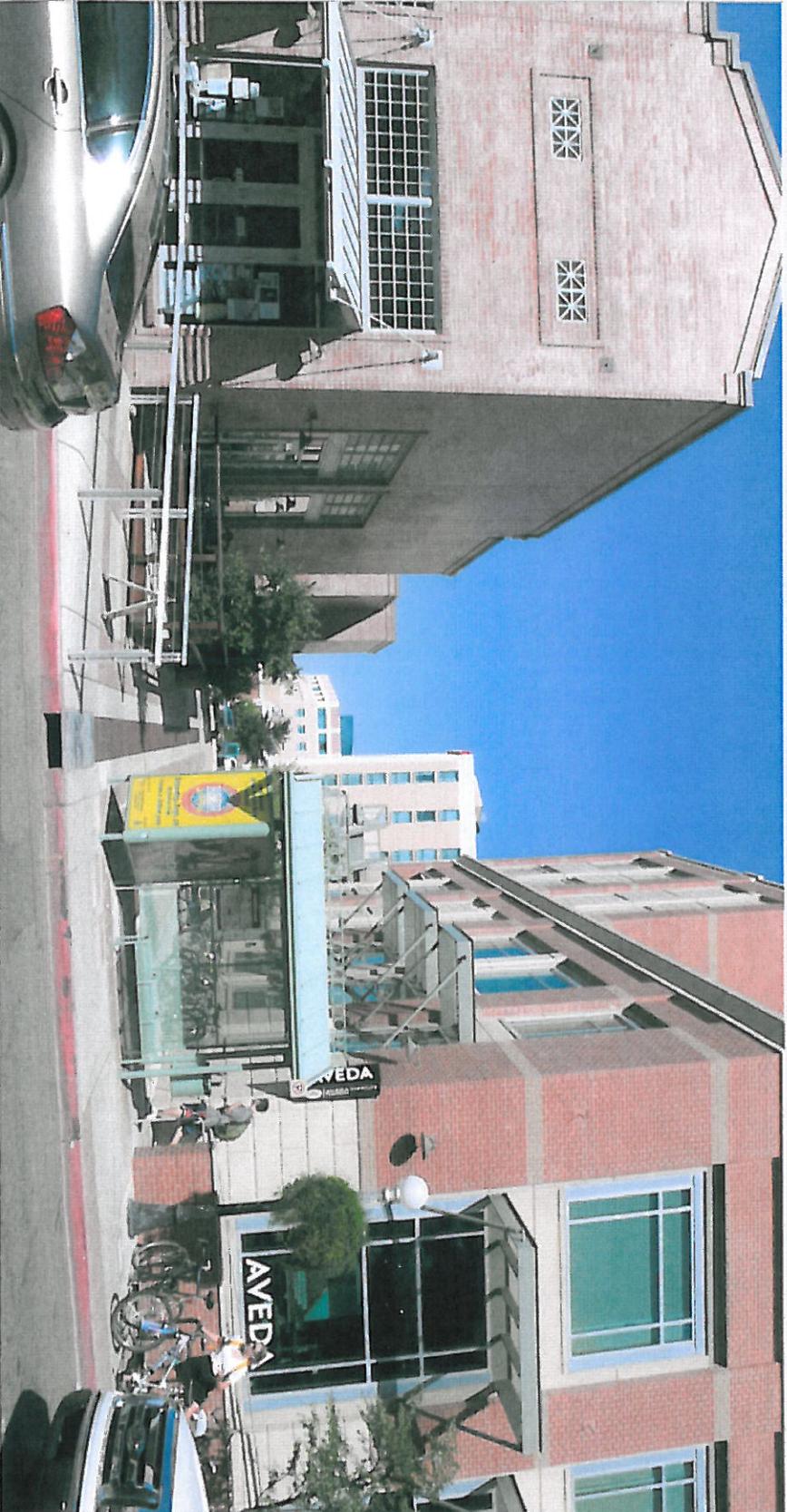
C-19.ai. The street-facing building façade at the base shall include at least two of the following elements:

1. Trellis or vertical garden element with minimum 50% live vegetation cover.
2. Artwork (e.g. public mural, or custom-designed panel) by a local, Pima County artist.
3. Small retail space (minimum 50 square foot GFA newspaper stand, coffee cart, kiosk, etc.; not vending machines or outdoor merchandise display).
4. Outdoor dining or gathering patio, delineated by a low wall, low fence, planters, slight change in elevation, or other buffer devices.
5. Distinctive architectural lighting element.
6. Shade structure.
7. Changes to building plane such as indentations, textures, or accent materials.
8. Windows that provide a minimum of 75% of visible light to be visible on each side of the window.
9. Window displays or visible activity on the ground floor.

Streetscape

C-19.aj. The streetscape along Speedway Boulevard and Euclid Avenue shall be designed to promote continuity of streetscape design along each of those streets.

# Main Gate Discussion Materials



April 11, 2012

# 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
- **April 3, 2012** – M/C delays effective date for portion of MGD affecting Euclid Ave historic bungalows and west side of Tyndall Ave. *Request Zoning Examiner recommendation by May 8, 2012.*



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February 9, 2012

# 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)



April 11, 2012

**MAP 3 TRANSITION AREA LAND USE DESIGNATIONS**



**Transition Area Land  
Use Designations –  
Adopted Dec 13,  
2011**



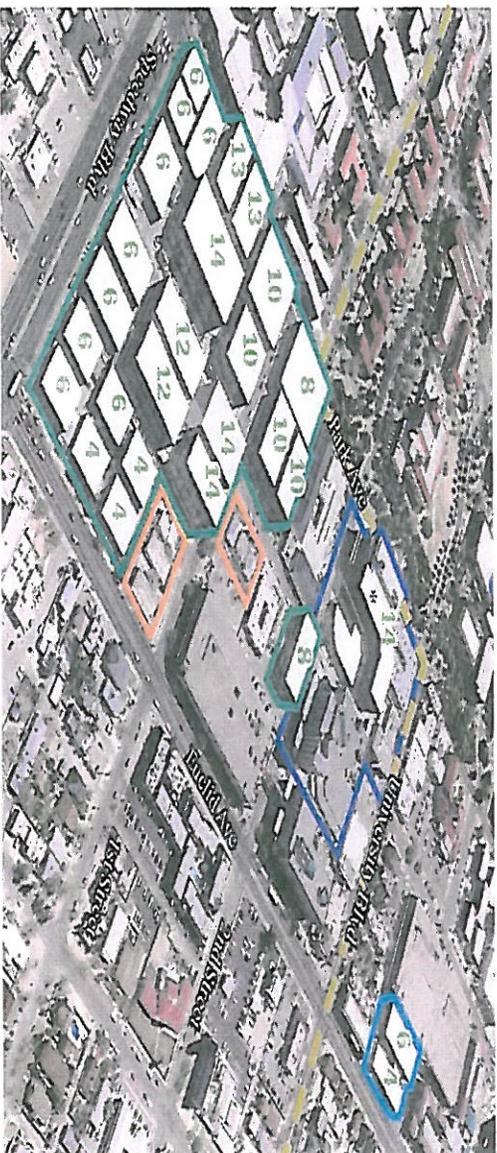
April 11, 2012

# West University Neighborhood Plan Transition Area Building Height Policy

West University Neighborhood Plan

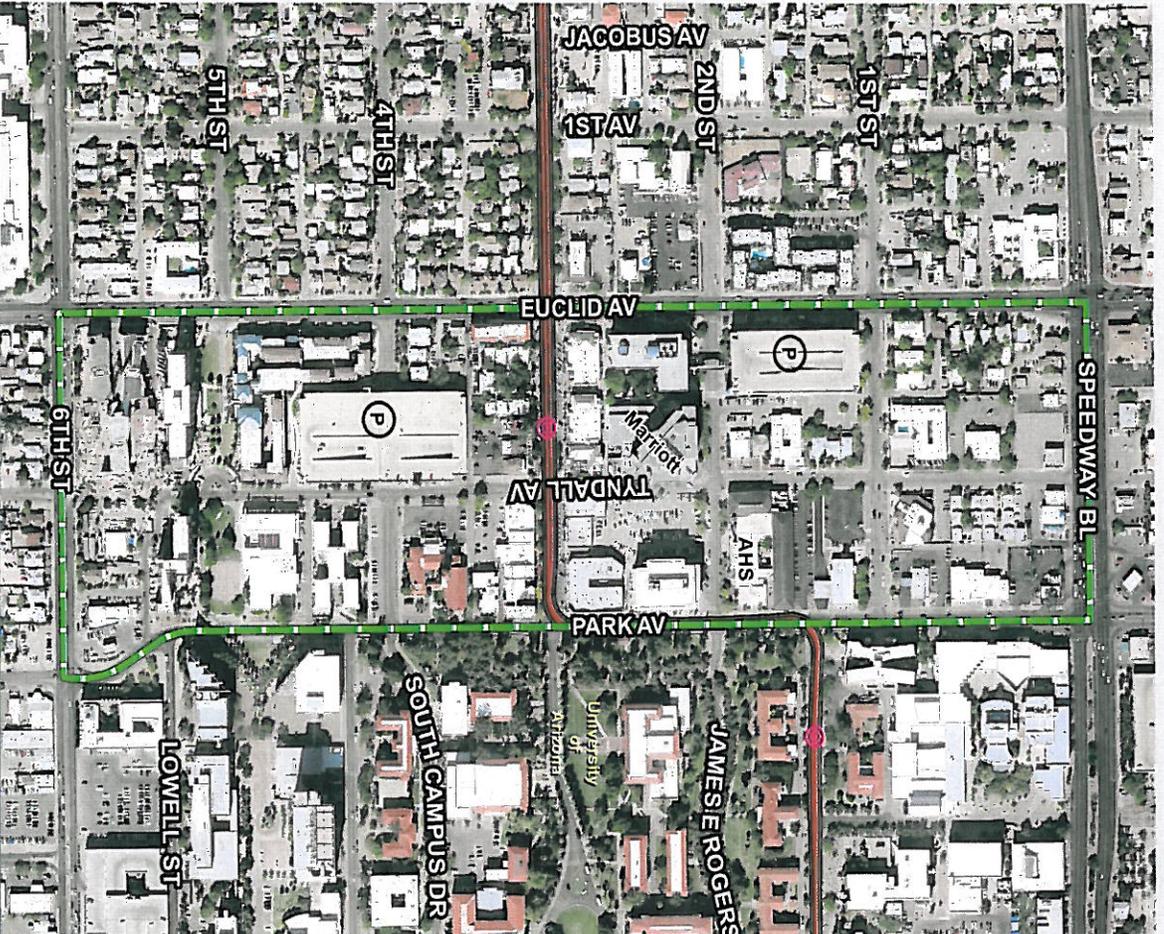
## MAP 4A BUILDING and MASSING View from Speedway/Euclid, looking southeast

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



- Area 1
- Area 2
- Modern Street Car Line
- Sub Area A
- Sub Area B
- Sub Area C
- N/E Corner of Euclid Ave and 4th Street



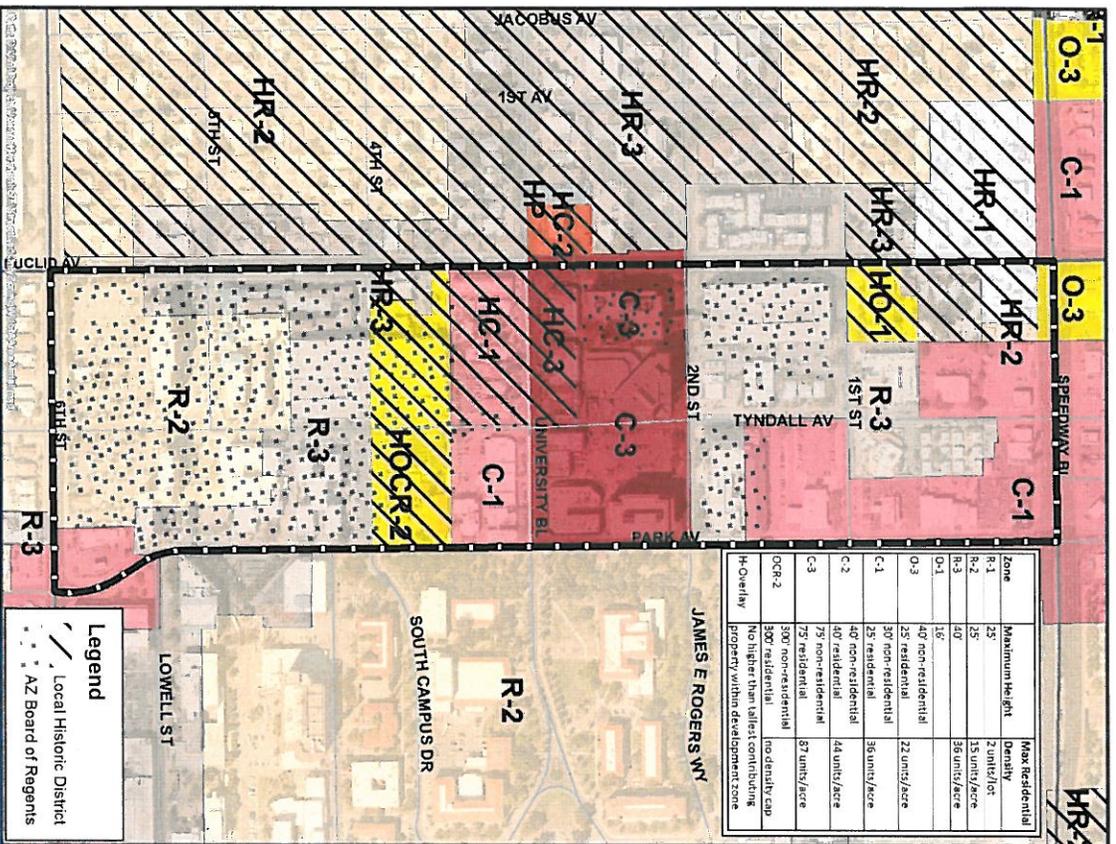


- ## Main Gate District
- East - UA on east,
  - West - West University historic Neighborhood on west
  - Center - University Blvd commercial area
  - Center - Marriott Hotel, two parking garages, Arizona Hist. Society Museum
  - Southeast corner - UA student housing on 6<sup>th</sup> St.
  - North -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



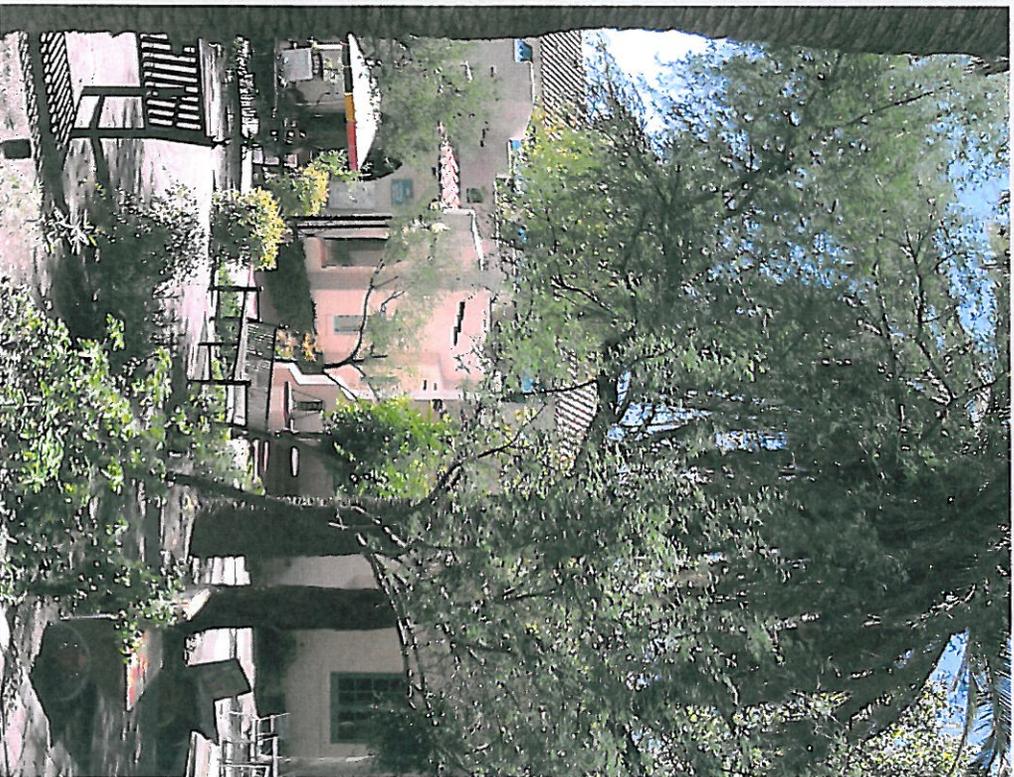
February 9, 2012

# Current Zoning



February 9, 2012

# 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



April 11, 2012

# 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



April 11, 2012

# 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



April 11, 2012

**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.



- Modern Street Car Line
- Area 1
- Sub Area A
- Sub Area B
- Sub Area C
- Area 2
- NE Corner of Euclid Ave and 4th Street

**Building Massing Plan**  
**- Adopted December**  
**13, 2011**

**Looking southeast**  
**from Speedway Blvd.**



April 11, 2012

# MGD Building Height Map

Allowable Height Map



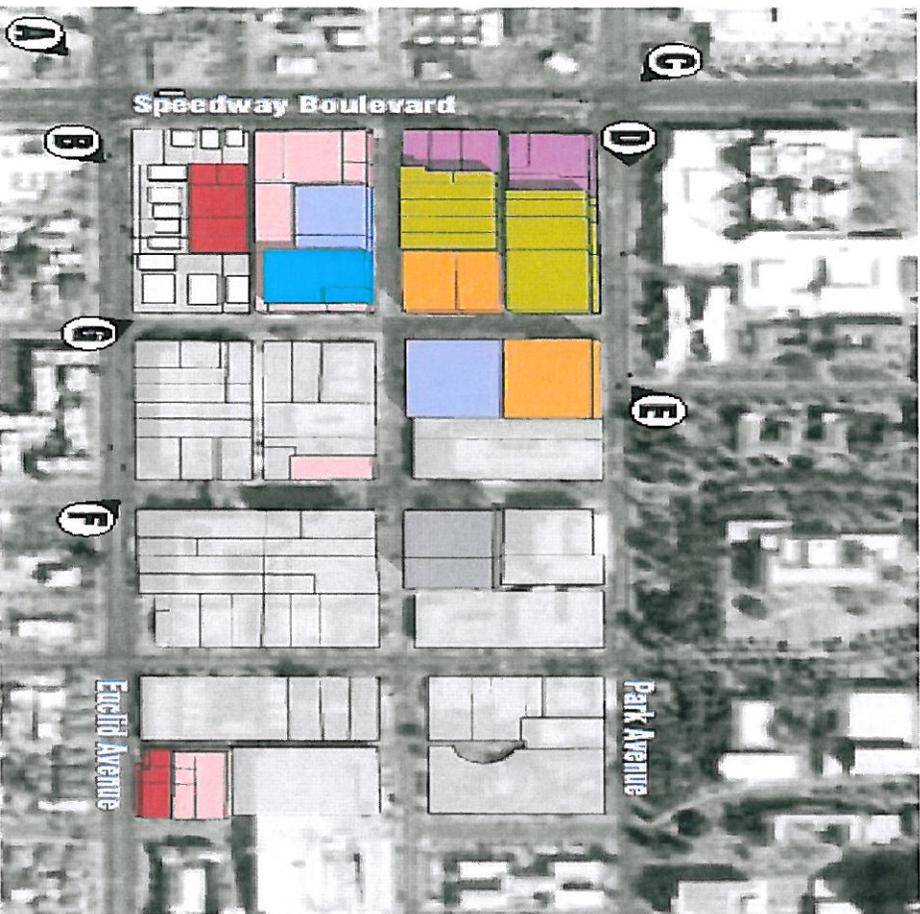
NORTH  
Not to Scale



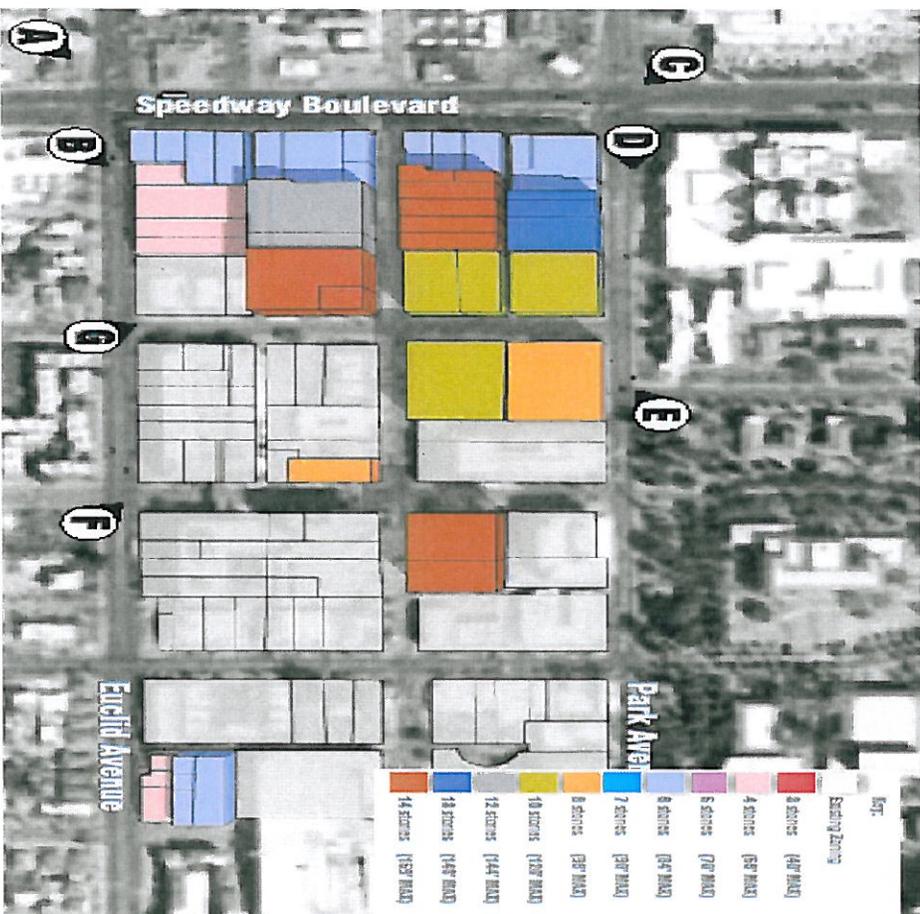
April 11, 2012

# West University Neighborhood Association Height Profile Proposal WUNNA on the LEFT

West University Neighborhood Association . Proposed Zoning



City of Tucson . Proposed Zoning



Plan



April 11, 2012

# MGD and HPZ Demolition Process



April 11, 2012

## **Zoning Examiner Hearings**

**January 26**

**February 9**

- **Historic Advisory Board**
- **Historic Advisory Board**
- **Historic Commission**
- **Historic Commission**
- **Design Review Committee**
- **Design Review Committee**
- **Mayor and Council**
- **Neighborhood Meeting**
- **Mayor and Council**
- **Zoning Examiner**
- **Mayor and Council**



April 11, 2012

## 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.

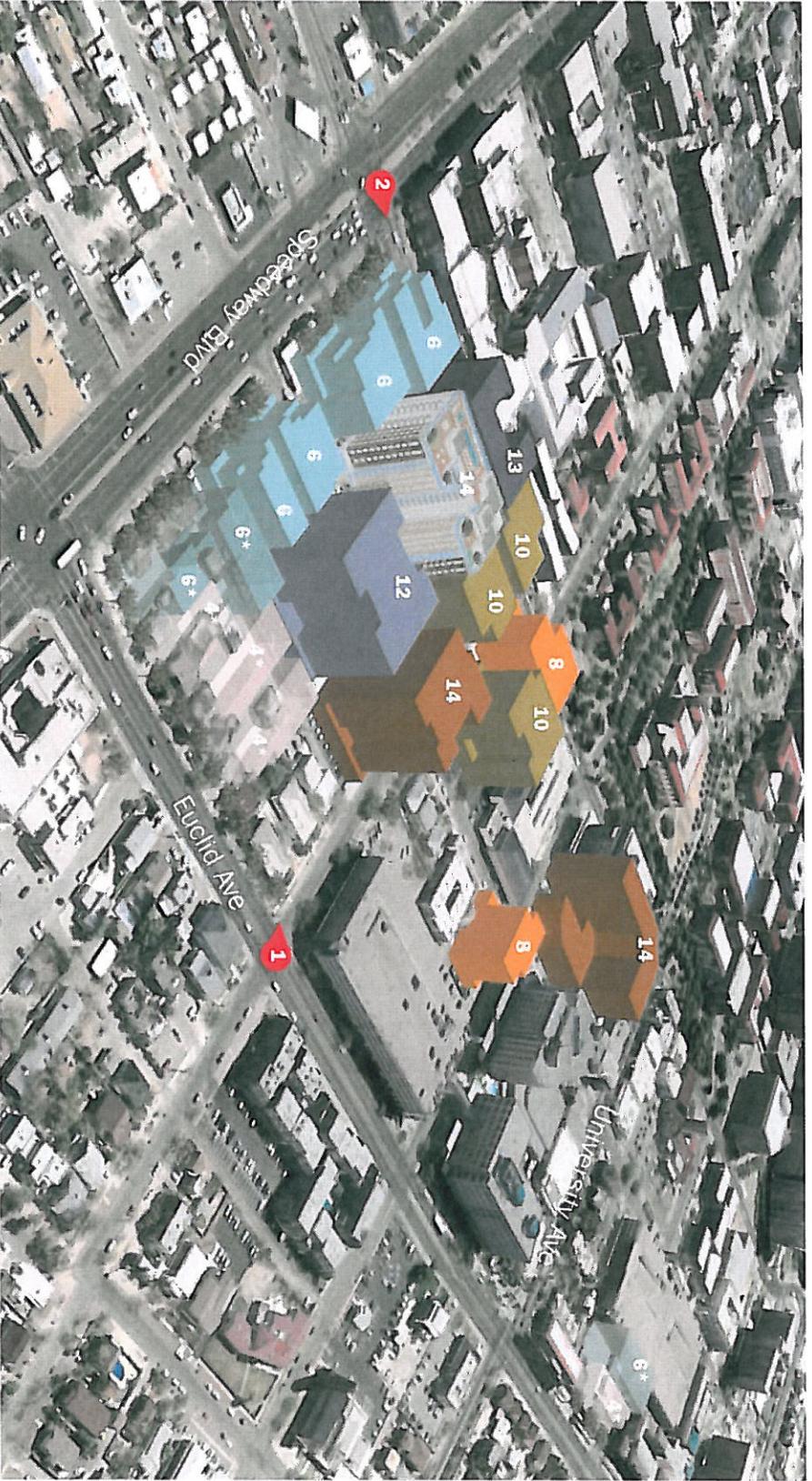


# **Historic and Street Adjacency Standards**



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**April 11, 2012**



**Main Gate District Massing**  
**Height & Mass Transition**



**Total Building Stories and Height not to exceed:**

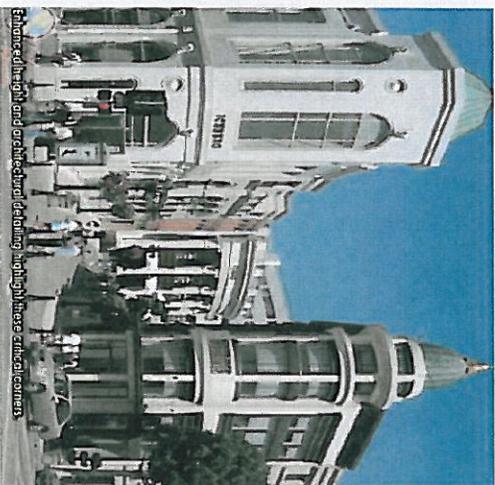
-  6 stories, not to exceed 84 feet (\* See Section C-18 Historic Preservation)
-  8 stories, not to exceed 96 feet
-  10 stories, not to exceed 120 feet
-  12 stories, not to exceed 144 feet
-  13 stories, not to exceed 148 feet
-  14 stories, not to exceed 159 feet

# 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.



April 11, 2012



April 11, 2012

# 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 8<sup>th</sup>, 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.



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April 11, 2012

# 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?

