

Miles Neighborhood Plan



*Adopted by Mayor and Council, November 17, 2009
Resolution No. 21442*

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Miles Neighborhood Plan

In collaboration with the
City of Tucson
Housing and Community Development Department
Comprehensive Planning Division

For further information regarding this document, please call
the Comprehensive Planning Division, City of Tucson Housing and
Community Development Department at (520) 791-4171

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CREDITS

Miles Neighborhood Steering Committee

Candy Aguilar Bond	Joan Calcagno
Ernie Guthrie	Lisa Marie Morrison
Christopher Murray	Joan Phillips
Corky Poster	Jamey Sumner
Connie Villaseñor	Christine Villela
Robin Weldon	

City of Tucson, Mayor and Council

Bob Walkup, Mayor

Regina Romero, Ward One	Shirley Scott, Ward Four
Rodney Glassman, Ward Two	Steve Leal, Ward Five
Karin Uhlich, Ward Three	Nina J. Trasoff, Ward Six

City of Tucson, City Manager

Mike Letcher

City of Tucson, Housing and Community Development Department

Albert Elias, Director
Chris Kaselemis, Comprehensive Planning Division Administrator
Rebecca Ruopp, Principal Planner
Gina Chorover, Project Coordinator

Cover image based on the artwork of Julian Martinez.

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INTRODUCTION

The *Miles Neighborhood Plan* is the result of a neighborhood planning process that included a neighborhood inventory, a survey of neighborhood stakeholders, public meetings, Steering Committee meetings and a landscape plan workshop. A description of the process, managed by the Comprehensive Planning Division City of Tucson Housing and Community Development Department, is found in Appendix A.

Elements of a Neighborhood Plan

The *Miles Neighborhood Plan* includes the following elements:

- A vision statement, which is a consensus of a designed future state
- An explanation of the circumstances under which the Plan would be implemented
- Four goals that define the desirable state of the Neighborhood. Each goal includes policies, i.e., commitments to the course of action that will lead the Neighborhood toward its goals; and specific strategies, i.e., available or recommended means for implementation of the policies
- Appendices which include additional information about the plan's development.



Miles Neighborhood Context Map

MILES NEIGHBORHOOD - PAST AND PRESENT

Location

The Miles Neighborhood is situated south of Broadway Boulevard, north of the Arroyo Chico Wash, east of Park Avenue and the Arroyo Chico Wash, and west of Kino Parkway. This roughly 1/8 square mile neighborhood has a distinctly residential feel. It is located approximately 1/2 mile south of the University of Arizona, east of downtown Tucson and directly adjacent to two major arterial roads, Broadway Boulevard and Kino Parkway.



The Miles Neighborhood Location Map (outlined in blue)

History

Before 1920, a few isolated homesteads dotted what is now known as the Miles Neighborhood. In the 1920s, a real estate developer named Walter E. Murphey Sr. purchased and subdivided the land as the southern extension of the University Heights Neighborhood. In 1926, there were eight new home listings in the Miles Neighborhood along Broadway Boulevard with seven additional new listings in the Neighborhood between 1926 and 1929. Development progressed steadily in the 1930s through the 1950s.

A defining landmark in the Neighborhood, and its namesake, was the Miles School, located at 1400 E. Broadway. The Miles School was designed by Lyman and Place, Architects. The first phase of the school was built between 1921 and 1925, with additional rooms constructed in 1928 and 1930-31. The school took its present form in 1949. The Miles Exploratory Learning Center (ELC), as it is now known, is an elementary school (grades kindergarten through eighth) in the Tucson Unified School District. Currently, children attend the Miles ELC from throughout the Tucson area and admission is based on a lottery system.



*Miles School in 1928; Italian type architecture
Photo courtesy of the Arizona Historical Society*



*Miles Exploratory Learning Center in 2008
Photo taken from east side of school*

Present Conditions

Information about the Miles Neighborhood was collected in several ways. City staff worked with Neighborhood volunteers to conduct a physical inventory of current conditions. Staff also used Pima County and City of Tucson electronic data and conducted geospatial analysis to further understand conditions in the Neighborhood.

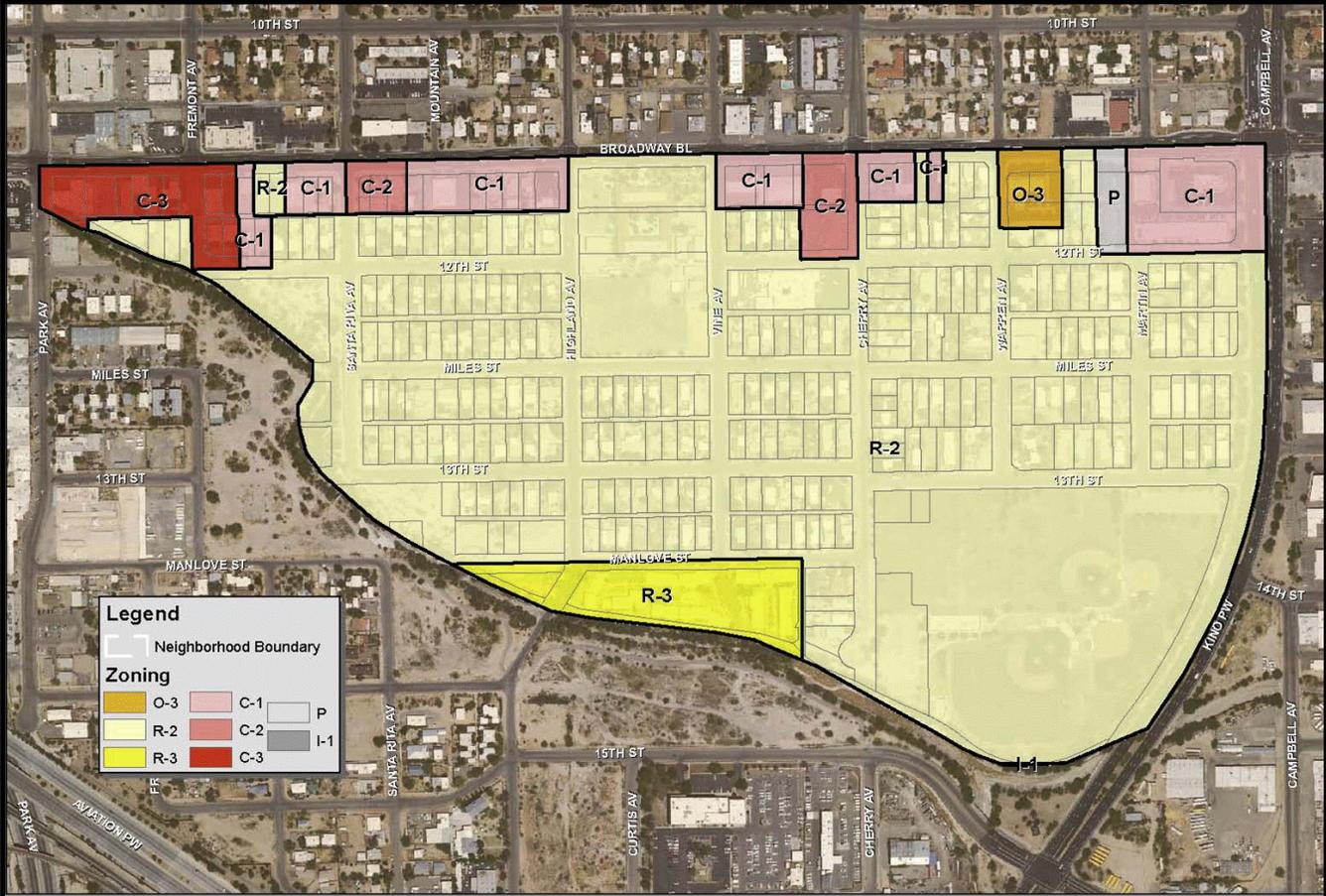
The Miles Neighborhood is primarily a residential neighborhood, separated from surrounding neighborhoods by Broadway Boulevard, Kino Parkway, and the Arroyo Chico Wash. Broadway Boulevard is both a major commercial strip and a barrier to greater connectivity with neighborhoods to the north. A planned expansion of Broadway Boulevard could further isolate the neighborhood from pedestrian connectivity. Kino Boulevard, to the east, is also a major arterial with an abundance of fast-moving traffic. Highland Avenue, a local north-south street with a traffic light at Broadway Boulevard, traverses the neighborhood and crosses the Arroyo Chico Wash to connect to the Barrio San Antonio Neighborhood directly to the south.

The Arroyo Chico Wash forms the southern and western border of the Miles Neighborhood. A planned Regional Flood Control / park project will re-engineer parts of the Arroyo Chico Wash, create multi-use detention basins along the western edge of the neighborhood and construct a multi-use recreation path. This path, developed in conjunction with the City of Tucson Parks and Recreation department, will connect a large regional park, Reid Park, to the east with the downtown area and ultimately the Santa Cruz River trail. Local residents consider this future trail to be an important outdoor recreation amenity.

*Pima County
Regional Flood
Control Multi-
Use Detention
Basins and
Walking Path
Project*



The Miles Neighborhood has a distinctly residential character. Approximately 82 % of the parcels are used for residential purposes and 15 % for commercial, institutional or office use. The remaining 3 % of the parcels are owned by local jurisdictions for the purposes of flood control or right-of-way. The majority of the Neighborhood is zoned for medium density residential development (R-2), although low intensity commercial and other compatible zoning (C-1), more intensive commercial and general zoning (C-2), and office zoning (O-3) are in evidence along Broadway Boulevard. A small pocket of high density residential (R-3) is located along the Arroyo Chico Wash and one area of mid-rise development for general commercial uses (C-3) is found in the far northwestern corner of the Neighborhood.



Miles Neighborhood Zoning Map

Zoning Classifications

- R-2: Medium density residential
- R-3: High density residential
- C-1: Local commercial
- C-2 & C-3: General and Intensive Commercial
- O-3: Office
- P: Parking

Of the residential units in the Miles Neighborhood, approximately 94% are either single family residences or duplexes and about 6% are multi-family units (more than 2 dwellings on the parcel). The 2000 Census indicates that the percentage of owner-occupied units is 33% which is down from the 1980 Census number of 41% owner-occupied residential units. Roughly 28.5% of the residential lots in the neighborhood are smaller than 6,000 square feet. Current zoning allows a second dwelling on the 71.5% of the lots that are larger than 6,000 square feet.

A majority (70.9%) of the housing stock is over 50 years old and some homes may be eligible for historic designation. Housing styles are diverse and eclectic and include Spanish Colonial Revival, Mission Revival, Bungalow, Ranch, Pueblo Revival, Moderne, and Contemporary. Examples of these styles can be seen below.

Age of Housing	
Construction Date	Number (Percentage)
Before 1929	43 (15.5%)
1930-1939	34 (12.2%)
1940-1949	51 (18.3%)
1950-1959	69 (24.8%)
1960-1969	19 (0.07%)
1970-1979	24 (0.09%)
1980-1989	20 (0.07%)
1990-1999	12 (0.04%)
2000-2009	6 (0.02%)



Spanish Colonial Style



Mission Revival Style



Bungalow Style



Ranch Style



Pueblo Revival Style



Moderne Style



Contemporary Style

Commercial development is limited to the Broadway corridor and the corner of Kino Parkway and Broadway Boulevard. Commercial destinations include fast food restaurants, a convenience mart, a large grocery store, a coffee shop and a number of professional offices. Non-residential buildings within the neighborhood include a Buddhist Temple and a large Red Cross facility.



Commercial Buildings along Broadway Boulevard

In addition to the Miles Exploratory Learning Center, a daycare facility and a small charter elementary school are located along Broadway Boulevard. Children in the Neighborhood can attend the Miles Exploratory Learning Center, if they are chosen through a lottery process. The usual schools of attendance for Miles Neighborhood children are Hughes Elementary, Mansfield Middle School and Tucson High School. Tucson Unified School District owns a recently upgraded athletic field complex at the southeastern edge of the Neighborhood. This facility, known as Cherry Fields, is generally used by the school district but is available to the public for certain purposes with a formal rental agreement.

The population of the Miles Neighborhood has remained relatively constant from 1980 to the year 2000. The number of residents with a high school degree has been stable as well at about 84% of the total population. The percentage of residents with a college degree has declined from about 35% in 1980 to approximately 26% in the year 2000. Household size has fluctuated very slightly from 2.33 to 2.35 persons per household from 1980 to 2000.

Miles Neighborhood Demographic Information				
	Year	1980	1990	2000
	Population	1,113	1,232	1,147
	Average Household Size (occupied units)	2.33	2.39	2.35
	Percentage with High School Degrees	84.1	84.1	84.2
	Percentage with College Degrees	35.0	35.1	26.4

MILES NEIGHBORHOOD ASSETS AND CHALLENGES

One of the greatest assets of the Miles Neighborhood is its central location. The University of Arizona, located about one half mile north of the Neighborhood, is an employment, education and recreation destination. Broadway Boulevard and Campbell Avenue/Kino Parkway are major transportation corridors that provide public transportation and automobile access to destinations throughout the Tucson area.

The Miles Neighborhood was established in the 1920s, and many of its structures may be eligible for listing on the National Register of Historic Places. The age and character of the houses and the Neighborhood's sense of community are highly valued by residents.

As is the case with many centrally located, older Neighborhoods, the assets of location and age can also present challenges. Several issues stand out:

- Over the past 20 years, the Miles Neighborhood has experienced, an increase in the number of rental and investment properties and a decrease in owner-occupied properties. With this shift comes concern over property maintenance and neighborhood stability.
- Architectural styles in the Miles Neighborhood are varied and represent many of the architectural periods in recent Tucson history. One challenge faced by the Neighborhood is the preservation and general upkeep and maintenance of the older housing stock.
- The majority of lots in the Miles Neighborhood contain single-family homes. The predominant zoning type, R-2, allows a second structure on any lot larger than 6,000 square feet and construction of a second structure is in evidence on several R-2 zoned lots. This development pattern may alter the character of the Neighborhood and add to problems such as additional traffic, parking, and noise.
- The Regional Transportation Authority's Broadway Corridor Road Widening Project will affect the Miles Neighborhood when construction begins around 2014. Direct impacts to the businesses and homes along the Broadway Boulevard and indirect impacts to the Neighborhood as a whole are anticipated. What is now seen as reasonably good pedestrian and bike connectivity to the University of Arizona may become problematic for children, the elderly and disabled if pedestrian and bike crossings are not well designed.
- Infrastructure for the comfort and safety of pedestrians in the Neighborhood is sporadic; sidewalks and wheelchair ramps are nonexistent in many parts of the Neighborhood. The Neighborhood has minimal street lighting within its boundaries. Recent upgrades such as the Highland Avenue improvements have been well received. Currently no dedicated funding sources are available for additional infrastructure improvements.
- The planned construction of the Arroyo Chico Detention Basins and Multi-Use Path is an anticipated enhancement to Neighborhood recreation opportunities. Construction impacts on adjacent properties and long-term maintenance of the paths and proposed park spaces are of concern to residents.
- An increase in through-traffic and over-parking near Cherry Fields during sporting events and near the Red Cross facility during the work week are seen as persistent problems.
- With increasing concerns about the urban heat island effect, global climate change and limited water resources, Neighborhood stakeholders have expressed an interest in developing a greener and more sustainable community. The limited tree canopy cover in the Miles Neighborhood does not currently provide adequate shade to pedestrians during the hot months and landscaping in the public areas and medians is sporadic.

MILES NEIGHBORHOOD FUTURE: VISION STATEMENT

The Miles Neighborhood will become an even more vibrant, healthy, and safe community. It will celebrate its historic roots, cultural diversity and multi-generational population. It will function as a family-friendly neighborhood with a stable mix of homeowners, renters and complementary businesses and institutions. The Neighborhood will strive to meet the needs of current and future residents.

Protection and Enhancement of Neighborhood Assets

The Miles Neighborhood will preserve and foster its historic character established by a rich mix of architectural styles. The neighborhood will retain its small neighborhood atmosphere by complementing historic preservation with compatible infill development.

Miles Neighborhood will support and promote businesses and institutions that serve neighborhood needs and will welcome new businesses and institutions that are compatible with the Neighborhood vision.

The Miles Neighborhood recognizes and values its strategic location in the core of the City and its easy access to the University of Arizona, downtown Tucson, and several major roadways. This access is not taken for granted, and the Neighborhood will participate proactively in projects that may affect these urban connections.

The Neighborhood will maintain existing and add new outdoor recreational areas and activities. The Neighborhood will continue its highly valued partnership with the Miles Exploratory Learning Center to support shared use of the Center's outdoor recreation areas.

The public and private realms within Miles Neighborhood will be well-maintained. Streets and walkways will be pedestrian friendly; traffic will be calmed; and parking limited to appropriate locations.

Continuation and Improvement of Collaborative Relationships and Community Involvement

Miles Neighborhood will build mutually beneficial, working relationships with entities that may affect the quality of the neighborhood and its assets. The Miles Neighborhood will continue its existing relationships and will develop new relationships with governmental agencies, schools, universities, business associations and other neighborhood associations whose activities affect the Miles Neighborhood.

The Miles Neighborhood will promote the involvement of all residents, businesses, and institutions in the life of their community. This involvement may be through the Neighborhood Association, through representation on citizen committees addressing projects affecting the Neighborhood directly or indirectly, through reaching out to assist each other and through organized community-wide activities. Crime awareness and deterrence will be enhanced; programs undertaken to support the elderly, and communications between landlords, tenants, business owners, and residents strengthened.

Response to Change

Neighbors envision a future in which the community successfully manages and negotiates impending forces of change and turns these challenges into improvements to the quality of life. Neighbors will educate themselves about steps that may be taken individually and together. The ultimate goal will be to contribute to the sustainability of the neighborhood for the current residents, as well as for the future generations of neighbors who live, work, and play in Miles.

PLAN IMPLEMENTATION

The Miles Neighborhood is currently under the guidance of the *Arroyo Chico Area Plan* which was adopted by the Tucson Mayor and Council in March of 1986 (Appendix D). It is the intent of this *Miles Neighborhood Plan* to further refine and update the content of the *Area Plan* with respect to the Miles Neighborhood. Where the two plans conflict, it is intended that the *Miles Neighborhood Plan* would supersede the 1986 *Arroyo Chico Area Plan*. In areas not discussed by this plan, the language of the *Arroyo Chico Area Plan* would prevail.

The policies and recommendations in the *Miles Neighborhood Plan* are implemented through rezonings, new zoning regulations adopted by ordinance, public works projects (including road, sewer, and other facilities improvements), and public real property acquisition. In the past, the rezoning process for the City of Tucson has been the Area and Neighborhood Plans. However, other applications of the *Miles Neighborhood Plan* are important and may increase its effectiveness. The following covers the major areas of application of the *Plan*.

1. Applications for rezoning are initially reviewed for compliance with both land use and design guidelines established by the *Miles Neighborhood Plan*. If the requested rezoning does not comply with land use policies or does not demonstrate mitigation of negative impacts through application of the design guidelines or other techniques, the need for an amendment to the *Miles Neighborhood Plan* is determined by the Planning Director before the rezoning process can be initiated. The Mayor and Council have provided direction for Area and Neighborhood Plans that limits amendments for two years after Plan adoption.
2. If the requested rezoning complies with Plan policies, the rezoning is processed through general agency review. As part of this evaluation, staff may recommend rezoning conditions that may modify the requested use or design of the project.
3. Plan policies are used to review development plans and subdivision plats related to rezoning requests. This review process is coordinated by the Community Design Review Committee.
4. Plan policies are used in evaluations of Flexible Lot Development (FLD) subdivisions.
5. Plan policies are used in staff review of requests to vacate City property.
6. Plan policies are used also as guidance in planning and design of Capital Improvement Projects. In some cases, the *Plan* may help guide the interaction between the Neighborhood and larger Capital Improvement Projects. In other cases, the *Plan* may provide direction for grant applications and other funding requests for neighborhood programs and projects.
7. Plan policies are used in formulation of City staff's position on variance requests from the City of Tucson Land Use Code.
8. Beyond its advisory role, the *Plan* is intended to function as a strategic plan for the Neighborhood. Many goals, policies and strategies listed herein are intended as a guide to assist in the implementation of neighborhood physical and organizational improvements.

GOAL #1: NEIGHBORHOOD PRESERVATION AND ENHANCEMENT

Preserve the Miles Neighborhood's unique character, landscapes and historically-significant buildings.

POLICY 1.1

Encourage consistent maintenance of public and private property.

Strategy 1.1.1 Encourage residents, local businesses and retail establishments to work together to ensure they are good neighbors to one another. In particular, educate commercial establishment owners and managers about the need to take responsibility for the impacts (e.g., scattered trash) of their clientele on the livability and appearance of the surrounding residential areas.

Strategy 1.1.2 Distribute appropriate information to residents and landlords regarding the most recent City of Tucson's *Neighborhood Preservation Ordinance*.*

Strategy 1.1.3 Develop strategies to improve compliance with the City of Tucson's *Neighborhood Preservation Ordinance* and encourage property owners to meet the minimum standards for the maintenance of all residential and nonresidential buildings and property.

Strategy 1.1.4 Work with the City of Tucson Housing and Community Development Department and the Ward V Council Office to ensure the enforcement of the *Neighborhood Preservation Ordinance*.

Strategy 1.1.5 Schedule and hold regular neighborhood cleanup days. Coordinate these events with the Ward V Council Office and the University of Arizona. Encourage University service groups and local businesses to assist in improving the Neighborhood.

Strategy 1.1.6 Provide volunteers to assist elderly and other residents who may need help maintaining their property including such activities as weeding and minor painting. Work with the University of Arizona, upper-level Miles Exploratory Learning Center students, and other organizations to assist elderly and other people with limited physical abilities to maintain their property. Assemble a directory of organizations that can provide maintenance and repair to eligible households.



Example of a Neighborhood Improvement Project. Photo courtesy of the Drachman Institute.

*The *Neighborhood Preservation Ordinance* ensures the health and safety of Tucson's neighborhoods by requiring owners to maintain their property. This includes keeping a property clear of debris, weeds and junk vehicles plus affirming that their building(s) meet minimum maintenance codes. Copies are available via the City's web site at <http://www.tucsonaz.gov/hcd/d/Links/links.html> or contact Housing and Community Development Department, Code Enforcement Division at 791-5843.

POLICY 1.2

Protect the historic and residential character and diverse architectural styles of buildings in the Miles Neighborhood.

Strategy 1.2.1 Pursue feasibility of designating the Neighborhood as an historic district on the National Register of Historic Places.

Strategy 1.2.2 Request an eligibility visit from the Arizona State Historic Preservation Office.

Strategy 1.2.3 Explore funding and assistance opportunities for historic research and designation. This may include approaching the University of Arizona for technical assistance and meeting with other neighborhoods who have pursued National Register of Historic Places listing.

Strategy 1.2.4 Pursue listing on the National Register of Historic Places for the Miles Exploratory Learning Center building and ensure that the Miles ELC is protected from the impact of the Broadway Corridor Improvement Project.

Strategy 1.2.5 Encourage maintenance and preservation of structures in the Neighborhood that are potentially eligible for National Register of Historic Places listing.

Strategy 1.2.6 Promote historically compatible infill development through design guidelines or other means.



*Front Entrance of the Miles
Exploratory Learning Center*

GOAL #2: COMPATIBLE DEVELOPMENT

Ensure that residential, commercial, and public development projects, both within the interior and along the perimeter of the Neighborhood, are compatible with the character of the Miles Neighborhood.

POLICY 2.1

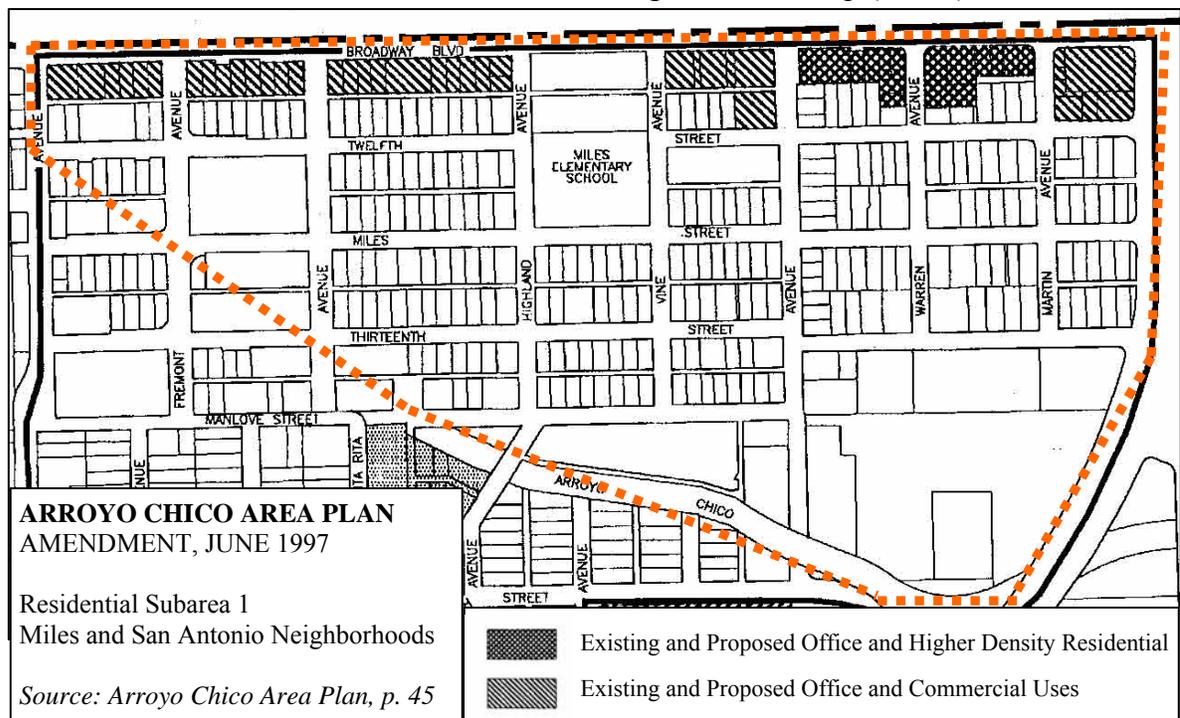
Promote infill development which is consistent with the Neighborhood's character and vision. This vision includes:

- Neighborhood stability and maintenance of balance between owner-occupied and tenant occupied residences
- A mix of land uses that contributes to the traditional character of the Neighborhood
- Carefully designed transitions between land uses
- A safe, attractive and functional pedestrian environment
- Green and sustainable development (e.g. water harvesting, energy conservation, alternative energy sources, alternative modes of transportation)
- Maximum use of native and/or drought tolerant plant materials
- Full involvement of residents and stakeholders in Neighborhood decisions

Strategy 2.1.1 Work constructively with developers to ensure that infill development is of high quality and consistent with the Neighborhood's character and vision, as outlined above. Ensure that the Neighborhood Association is notified of proposed redevelopment or new development projects in a public and timely manner.

Strategy 2.1.2 Work with existing development procedures to ensure that neighbors have an opportunity to be active participants in decisions that affect development in the Neighborhood.

Strategy 2.1.3 Preserve current R-2 zoning as the Neighborhood Plan does not support up-zoning, except along Broadway Boulevard frontage as shown in the *Arroyo Chico Area Plan*, Residential Subarea 1, Miles and San Antonio Neighborhoods map (below).



POLICY 2.2

Support the development of compatible businesses and institutions that serve the needs of the Miles Neighborhood and encourage the location of these along major arterial roads whenever possible.

Strategy 2.2.1 Ensure any redevelopment of current businesses or institutions in or adjacent to the Neighborhood is consistent with the Neighborhood character, current zoning and the *Arroyo Chico Area Plan, Residential Subarea 1* map (see previous page).

Strategy 2.2.2 Encourage any new business or institutions moving into the Neighborhood to seek input from stakeholders at a neighborhood Association meeting.

Strategy 2.2.3 Encourage redevelopment of Red Cross property to residential use, if and when it vacates the site.

POLICY 2.3

Support roadway improvements that are consistent with the Miles Neighborhood's character and vision.

Strategy 2.3.1 For the Broadway corridor improvement project, work with public agencies to ensure that vehicle egress to commercial establishments is from Broadway Boulevard only.

Strategy 2.3.2 Request that large commercial centers are accessible to Neighborhood residents through clear, well-designed and well-lighted pedestrian access from the Neighborhood.

Strategy 2.3.3 Work with public agencies and developers to ensure that Neighborhood stakeholders contribute to decisions made about roadway improvement alignments, design and landscaping that impact the Neighborhood.

Strategy 2.3.4 Encourage the City of Tucson Department of Transportation to upgrade existing bus stops to ensure a comfortable, safe and clean passenger waiting environment.



Commercial Center at the corner of Broadway and Kino



Bus stop along the north side of Broadway



Bus stop along the south side of Broadway



The Red Cross Facility on Cherry Avenue

GOAL #3: NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS

Enhance the beauty, safety and environmental sustainability of the Miles Neighborhood and improve the quality of life for current and future Neighborhood residents by improving amenities, enhancing infrastructure, encouraging sound environmental practices and creating a safe, attractive, and pedestrian-oriented neighborhood.

POLICY 3.1

Complete the network of Neighborhood infrastructure including all sidewalks, all handicap ramps, all bus stops, and all streetlights, and develop a plan for improving all alleyways.

Strategy 3.1.1 Enhance existing bus stops.

Strategy 3.1.2 Install dark sky-compliant, historically-compatible streetlights at intersections in the Neighborhood and along areas that are especially dark such as along Santa Rita Ave. and the edge of the Arroyo Chico multi-use detention basin.

Strategy 3.1.3 Explore improvements and alternative uses for the alleys including potential use for recreation, such as walking, biking, and dog walking. Target alleys will be identified in conjunction with the City of Tucson Environmental Services.

Strategy 3.1.4 Construct sidewalks and wheelchair ramps along all streets within the Miles Neighborhood where they do not exist.



Sidewalk on 12th Street near Kino

POLICY 3.2

Protect and improve the physical elements of the Miles Neighborhood such as public landscapes and streetscapes.

Strategy 3.2.1 Create a conceptual Neighborhood Landscape Plan which improves pedestrian and bicycle accessibility, circulation and comfort, and enhances landscaping and shade. (Appendix C)



New Miles Neighborhood Sign

Strategy 3.2.2 Improve amenities including parks, recreational and gathering spaces, gateways, public art and signage.

Strategy 3.2.3 Create neighborhood gateways through the installation of neighborhood signage, gateway monuments and public art on Highland Ave. at Broadway Blvd., on Highland Ave. at the Arroyo Chico Wash, on Cherry Ave. at Broadway Blvd., and on Miles St. at Kino Pkwy.

Strategy 3.2.4 Add shade trees to create neighborhood-scale greenways along the following routes:

- Both sides of Santa Rita Ave. from Broadway Blvd. to 13th St.
- Both sides of Miles St. from Santa Rita Ave. to Kino Pkwy.
- Both sides of Cherry Ave. from Broadway Blvd. to the Arroyo Chico Wash
- Both sides of 13th St. from Cherry Ave. to Kino Pkwy
- Along the west side of Vine Ave. from Miles St. north to 12th St.
- Other areas as appropriate



Street Tree in Neighborhood



Low Water Use Prickly Pear

Strategy 3.2.5 Use native and low water use plant materials whenever possible and use curb and gutter modifications and grading strategies to harvest rainwater for plant irrigation in public areas such as traffic circles and medians.

Strategy 3.2.6 Explore the possibility of extending the City's reclaimed water system throughout the Neighborhood.

Strategy 3.2.7 Partner with local nonprofit organizations, such as the Watershed Management Group and Trees for Tucson, to develop joint Neighborhood improvement projects.

Strategy 3.2.8 Install dog waste bag stations and trash cans along Cherry Fields and the new Arroyo Chico multi-use detention basins project.

POLICY 3.3

Protect, maintain and expand outdoor recreational and open space, including parks, trails, and gathering spaces.

Strategy 3.3.1 Establish responsibility and request a long-term management and maintenance plan for the Arroyo Chico linear park.

Strategy 3.3.2 Propose amendments to the Arroyo Chico Wash improvement plan to include additional recreational areas such as pocket parks, playgrounds, and a dog park.

Strategy 3.3.3 Meet with representatives of the Tucson Unified School District to discuss improved neighborhood access to Cherry Fields and consistent access to the Miles ELC park.



Highland Avenue at the Arroyo Chico Wash



Public Use Play Area on the Miles ELC Property



TUSD's Cherry Fields

POLICY 3.4

Reduce cut-through traffic and traffic speed on Miles Neighborhood local streets and abate parking problems.

Strategy 3.4.1 Explore the use of traffic circles and other traffic calming measures at the following locations:

- Santa Rita Ave. and 12th St.
- Highland Ave. and Miles St.
- Cherry Ave. and 12th St.
- Cherry Ave. and Miles St.
- Cherry Ave. and 13th St.
- Martin Ave. and Miles St.



Planted Traffic Circle in Tucson

Strategy 3.4.2 Add speed humps or other traffic calming measures along 13th St. between Cherry Ave. and Warren Ave., between Warren Ave. and Martin Ave., and between Martin Ave. and Kino Ave.

Strategy 3.4.3 Address parking problems associated with Red Cross staff, over-parking at Cherry Fields and in the Cherry Ave. right-of-way through discussions with the Red Cross, Tucson Unified School District, and the City of Tucson.

POLICY 3.5

Pursue Miles Neighborhood sustainability practices that encourage environmental stewardship, conservation of resources and responsiveness to future changes in climate.



*Water Harvesting Feature
Courtesy of the Watershed
Management Group*

*Water Harvesting and Curb Cuts in Rincon
Heights Neighborhood*

Strategy 3.5.1 Working with the Neighborhood Association and/or an outside consultant, develop a neighborhood sustainability plan.

Strategy 3.5.2 Partner with local groups such as the Watershed Management Group, the City of Tucson Office of Conservation and Sustainable Development and others to develop green projects such as harvesting rainwater, planting additional vegetation to offset the heat island effects of pavement, and implementing energy efficiency measures.

Strategy 3.5.3 Work with local groups to hold workshops on sustainability practices for Neighborhood residents.



POLICY 3.6

Maintain easy access and connectivity to the University of Arizona, downtown Tucson, surrounding neighborhoods and commercial centers, public transit and major roadways.

Strategy 3.6.1 To ensure pedestrian safety, install pedestrian crossing lights and an enhanced crosswalk at the corner of Miles Ave. and Kino Pkwy.

Strategy 3.6.2 Work with the owner(s) of the commercial property at the southwest corner of Broadway Blvd. and Kino Pkwy. to provide safe and comfortable pedestrian access from 12th St. into the shopping area.

Strategy 3.6.3 Ensure that the Highland Ave. bike route is clearly signed and maintained free of gravel and ensure that this bike lane continues south through Barrio San Antonio to connect to the Barraza-Aviation Freeway.

Strategy 3.6.4 Designate bike routes along Santa Rita St. from Broadway Blvd. to 13th St., and along Cherry St. from Broadway Blvd. to the Arroyo Chico Wash; and continue bike route on Miles St. west of Highland Ave.



Traffic crossing signal at Broadway Boulevard and Kino Parkway

Bike Lane on Highland Avenue



GOAL #4: COMMUNITY DEVELOPMENT

Enhance the sense of community, identity and safety of the Miles Neighborhood, and maintain and promote interaction between Miles Neighborhood stakeholder groups and governmental, educational and civic organizations whose activities impact the Neighborhood.

POLICY 4.1

Support and involve the Miles Neighborhood residents in programs that improve their quality of life.

Strategy 4.1.1 Encourage active involvement by Neighborhood stakeholders, including residents, landlords, businesses and other organizations, in the governance and activities of the Neighborhood.

Strategy 4.1.2 Work with the Pima Council on Aging and other organizations such as the Ambassador Program to provide support and assistance to elderly and disabled Neighborhood residents.

Strategy 4.1.3 Discuss with the Tucson Unified School District the possibility of priority enrollment at the Miles Exploratory Learning Center for Neighborhood children.



Strategy 4.1.4 Work closely with the Barrio San Antonio Neighborhood Association on the completion of the joint Community Center and the creation of additional neighborhood gathering places.

Strategy 4.1.5 Working with the Neighborhood Association, local schools and non-profit organizations, undertake community involvement projects such as cultural heritage events, an oral history project and a neighborhood volunteer program.

Proposed Barrio San Antonio Community Center, which is being considered for joint use by the Miles Neighborhood. Image courtesy of the Drachman Institute at the University of Arizona.

POLICY 4.2

Support a plan for Neighborhood crime prevention.

Strategy 4.2.1 Develop a crime prevention plan in coordination with the Ward V Council Office and the City of Tucson Police Department.

Strategy 4.2.2 Expand the Neighborhood Watch Program for the Neighborhood.

POLICY 4.3

Build relationships with organizations that can affect the future and quality of life in the Miles Neighborhood, such as the Barrio San Antonio Neighborhood Association, the University of Arizona, the Tucson Unified School District, the City of Tucson and Pima County.

Strategy 4.3.1 Create a “Responsible Renting Program” and conduct outreach to local landlords to ensure responsible renting in the Miles Neighborhood.

Strategy 4.3.2 Ensure that the Miles Neighborhood has a representative on the University of Arizona Campus Community Relations Committee.

Strategy 4.3.3 Plan and participate in jointly sponsored events with surrounding neighborhoods such as the Barrio San Antonio and Rincon Heights.



Entry Monument for the University of Arizona Campus