

## Recommendations

**1** Require design that (a) reinforces urban character, including densities that provide sufficient population to support increased alternative transportation use and a greater mix of commercial and retail uses, and (b) promotes urban form that allows easy access to adjacent land uses by pedestrians and clear visibility of the uses for all passers-by. Design proposals for properties adjacent to Stone Avenue should demonstrate sensitivity to nearby neighborhoods.

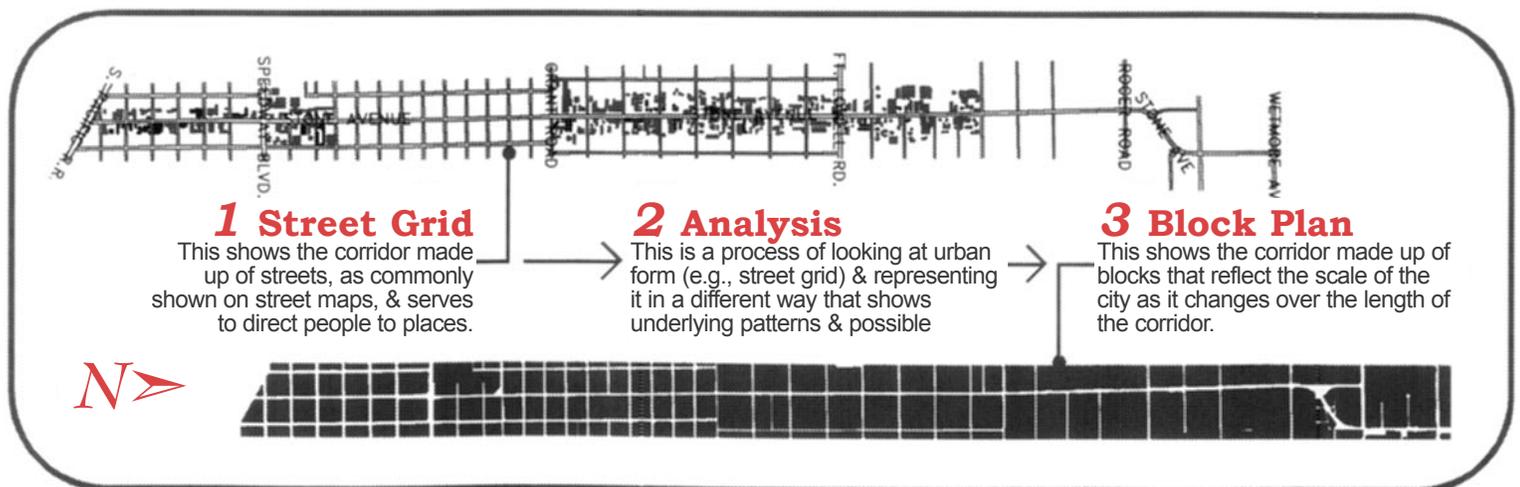
**2** Focus on vacant lots and underutilized properties to fill in gaps along the corridor (i.e., infill development) with the objective of stabilizing land uses and encouraging economic development where needed most.

**3** Seek opportunities to celebrate the history of Stone Avenue through preservation and creative use of older buildings, unusual signage, and other distinctive elements within the corridor.

**4** Incorporate individual pieces of public art and artistic treatment of functional elements, such as pavement, into both public and private projects. Where appropriate, use artistic treatments to help strengthen the identities of the neighborhoods.

## Urban Form Analysis

Stone Avenue is an urban corridor made up of varied land uses, block types and sizes, and multiple parcel arrangements and sizes. The urban form analysis helps in understanding the corridor's constituent parts and the corridor as a whole. The analysis process is introduced in the diagram below and further elaborated in the following pages.



# Urban Design Concepts

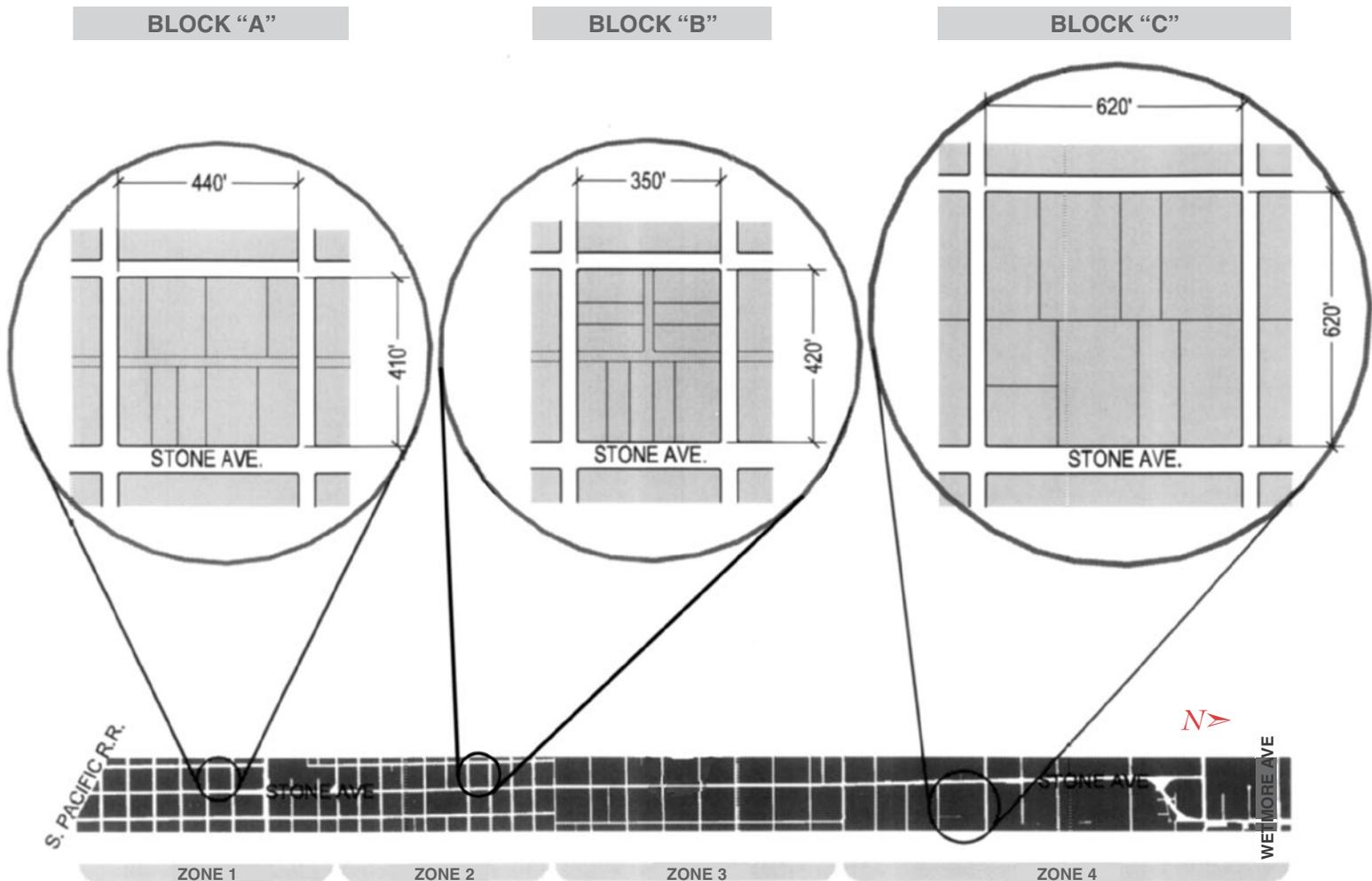
## Urban Form Analysis Continued Block Types

### Block Types "A" & "B"

- Incorporated 1900-1940's.
- **Historic city block** organized around alley and narrow residential lots (50' wide typical) that have become a mix of residential and commercial sized lots (50' - 150' wide).
- Lots facing Stone Avenue that are currently **undersized** for commercial/ residential (<100' wide) should be assembled and/or properties linked with shared off-street parking.

### Block Type "C"

- Incorporated 1940's-1970's.
- **Historic ranch** and undeveloped properties organized into large city blocks with wide suburban lots (100'-150' wide) and irregular depth (see parcel plan on other side).
- These suburban sized lots provide both the stability of larger residential property owners and the flexibility for potential commercial developments. **No recommendation** at the block scale is required.

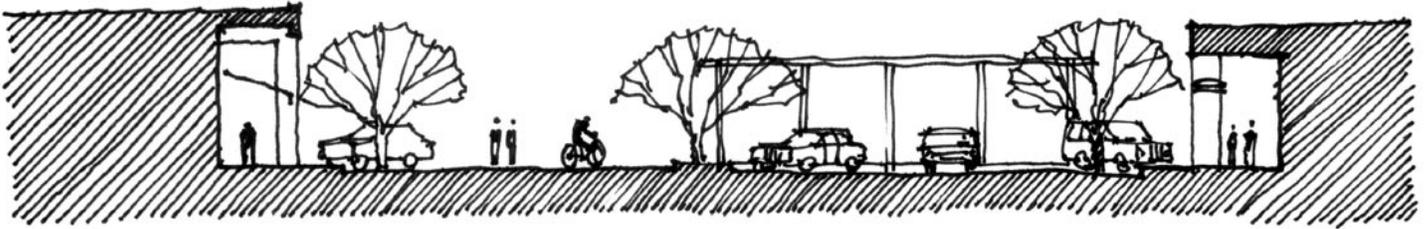


# Urban Design Concepts

## Prototype Developments

**Q** How do we better use existing commercial buildings short on parking?

**A** *Urban Mini-Plaza Prototype* featuring renovated buildings framing an outdoor plaza area that integrates pedestrian activities with some parking. (See Study Card titled *Adaptive Reuse Development Prototype*)

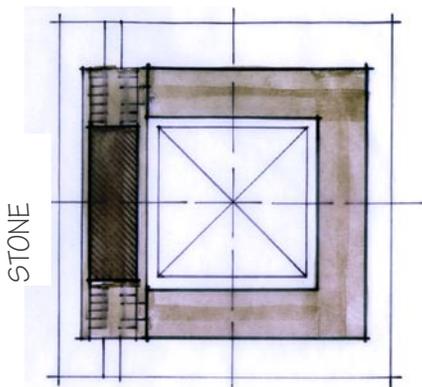


*Cut-Away View of Building-Plaza-Building*

This illustration shows the adaptive reuse of existing commercial buildings by having them open onto a pedestrian-friendly plaza that provides off-street parking.

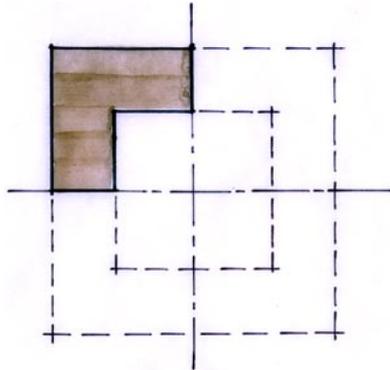
**Q** How do we increase density to support neighborhood retail, increase the use of alternative transportation, and create a more active street front during and after work hours?

**A** *Mixed-Use Development Prototype* combining residential, retail, and office uses. (See Study Card titled *Mixed-Use Development Prototype*.)

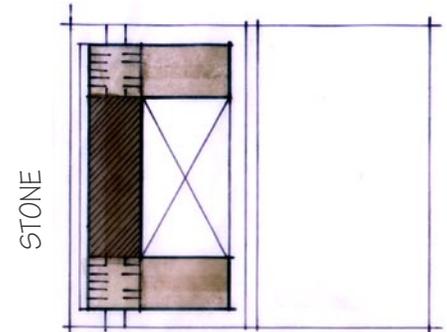


"COMPLETE" SCHEME  
FULL BLOCK, TYPE A OR B,  
ZONES 1 & 2

0 Ft. 100



DIVISION OF PROTOTYPE



"PARTIAL" SCHEME  
1/2 BLOCK, TYPE A OR B,  
ZONES 1 & 2

### *Plan View Diagrams*

These diagrams show the possible layouts of a mixed-use development and how this prototype has the flexibility to fit on multiple sites along Stone Avenue.

# Urban Design Concepts

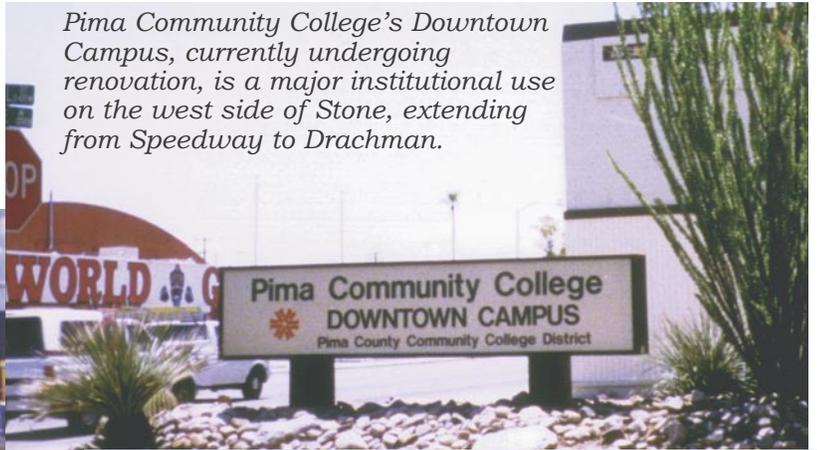
## Stone Photos

These images reflect both the variety of land uses and diversity in parcel sizes that exist along Stone Avenue today.

*Smaller parcels serving varied commercial uses are typical in the older portion of Stone between 6th and Drachman.*



*Pima Community College's Downtown Campus, currently undergoing renovation, is a major institutional use on the west side of Stone, extending from Speedway to Drachman.*



*Between Speedway and Grant on Stone, the parcels become larger and accommodate a mix of commercial and industrial uses. In the foreground is the former Ellis Metals yard, now a vacant site of over 3.5 acres.*



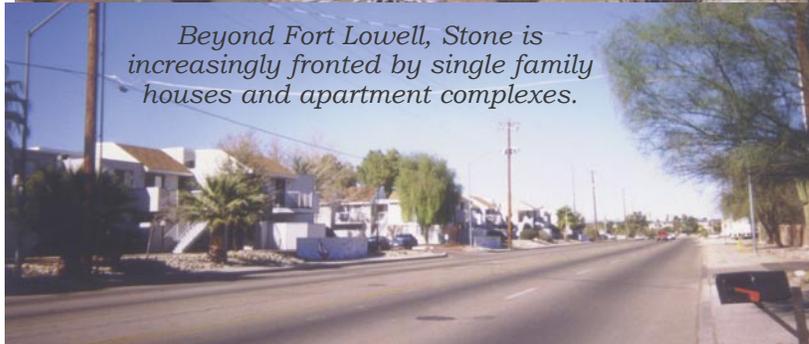
*Once a major location for automobile dealerships in Tucson, Stone is still home to many automotive-related services.*



*Amphitheater High School, another large institutional use on Stone, is located in a generally residential area.*

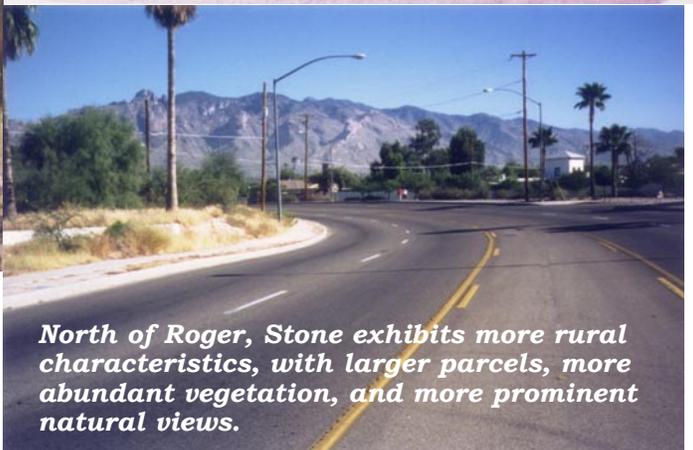


*Beyond Fort Lowell, Stone is increasingly fronted by single family houses and apartment complexes.*



**Have questions about the study results?  
Contact the City of Tucson  
Comprehensive Planning Task Force  
at 791-4505.**

*North of Roger, Stone exhibits more rural characteristics, with larger parcels, more abundant vegetation, and more prominent natural views.*





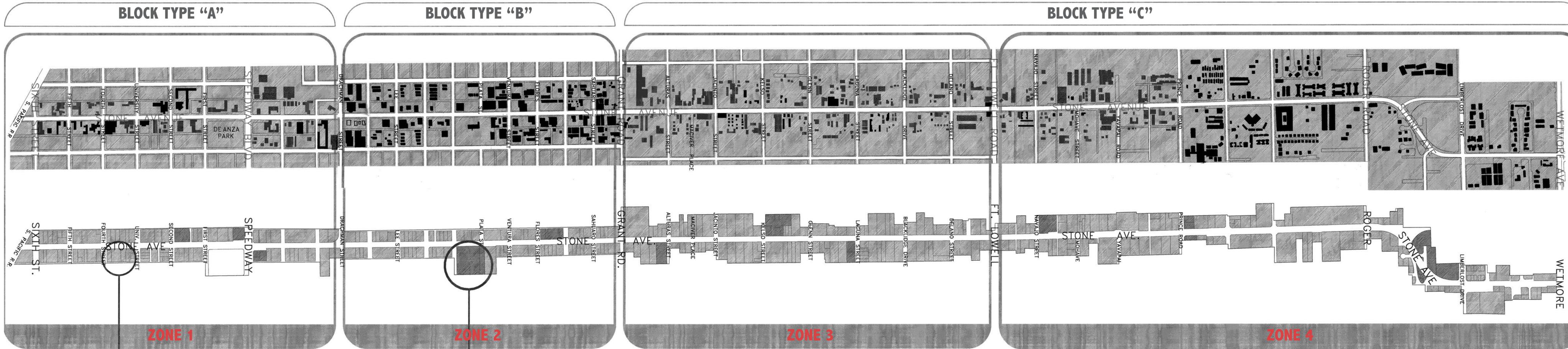
BLOCK TYPE "A"

BLOCK TYPE "B"

BLOCK TYPE "C"

Street & Bldg. Plan

Parcel Plan



Prototype Adaptive Reuse of Existing Commercial Buildings  
**Urban Mini-Plaza** (See separate Study Card.)

Conceptual Site: 712-720 N. Stone Avenue

- Existing commercial/retail space to be opened up to off-street parking and shared public space.
- Potential benefits include improved use of historic commercial buildings through a balance of pedestrian and automobile traffic. This would encourage both preservation and the use of alternative modes of transportation.

Prototype Infill of Vacant Land  
**Mixed-Use Residential Development** (See separate Study Card.)

Conceptual Site: 1800 N. Stone Avenue

- Industrial vacant lot to be re-developed as mixed-use development with streetfront retail and offices, and 2-story residential courtyard to rear. Off-street parking to be located beneath building 1/2 floor.
- Potential benefits include a more pedestrian-friendly, transit-oriented development that begins to define the street edge through its building mass and program organization.

Sites for Potential Development  
**Catalogue of Vacant Lots**

The darker diagonally striped areas indicate vacant or underutilized lots along the Stone Avenue Corridor as recorded by a windshield survey taken in the spring of 2000. This survey is neither definitive nor an indication of property value; rather it is simply a record of the lots' "public face" to the corridor. This public face affects how people perceive the corridor's vitality and, consequently, their decisions about investing in the area.

Study Zone Demarcation  
**Zones 1-4**

The approximately 4-mile long study corridor was divided into four "zones" to help facilitate the review of issues. These zones, which were geographically divided along major cross streets, reflect the progression of Stone Avenue's development over the years.