



Armory Park Neighborhood
Association

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September 5, 2013

Planning Commission IID Subcommittee
c/o Jim Mazzocco, PDSD
Public Works Building
201 N. Stone
Tucson, AZ 85701

Dear Subcommittee Members:

RE: Specific problem areas of the IID/GIID in the Armory Park Neighborhood.

The Armory Park Neighborhood was the first historical area studied after the clearing of the original barrios during Urban renewal in the 1960's and early 1970's. It was targeted for partial demolition for the Butterfield Stage Expressway and rezoned to direct future redevelopment of the area as an annex to the downtown area. The Butterfield proposal was defeated, but not the accompanying zoning changes. Many homes in the area, still in vital residential areas became zoned for commercial and office redevelopment.

The UA School of Architecture created a comprehensive survey in the document Armory Park FF74. It identified Armory Park as an important national historic district and worthy of preservation. It became the first National Register Residential Historic District in Arizona in 1974. A significant majority proportion of all property owners had to opt in. Later, the State recognized it, and finally the City of Tucson, with the creation of the Armory Park Historic Preservation Zone. In the intervening years it has become one of the most vital, maintained, and valuable neighborhoods in the central region of the city.

It's residents, in partnership with the COT and other area residents helped craft the Old Pueblo South Plan, and the El Centro Plan on the northern boundary and a small area of Historic Public Buildings on its northwest corner. Both plans respected all stakeholders. Much of the same area was included in the Rio Nuevo District plan, as well, which preserved design criteria, and a public oriented Design Review Process that ensured the integrity of the historic buildings within our three districts (federal, state, and municipal).

However, the creation of the IID Zoning Overlay in 2006 severely impacted our ability to protect "our" historic buildings within its area boundaries, by removing the restrictions that had protected them in the new MDR (modified development review) standards process. When the IID was expanded with the GIID extensions to original downtown district, it now incorporated the entire western and northern blocks of our Historic District, and even included substantial areas within our Neighborhood Preservation Zone, that had, unfortunately been rezoned for commercial or office purposes, despite their actual use. It was only through direct action on our part that no historic residentially zoned parcels were included, although many were proposed.

We have created the following listing of actual buildings impacted by the IID and GIID rezoning overlay. Please see the enclosed map for further clarification of these numbers. They are generally self evident.

Within the IID Area Plan:

- 25 Contributing Buildings in our Residential Historic District (HRD)
- 12 Contributing Buildings within our Historic Preservation Zone (HPZ)
- 14 buildings used as residential dwellings, though otherwise zoned
- 10 Contributing Structures to our HRD now demolished

Within the GIID Area Plan:

- 61 Contributing Buildings of our HRD
- 30 Contributing Buildings of our HPZ
- 37 buildings used as residential dwellings, though otherwise zoned

Since 1974 the cumulative impacts have been:

- 37 Contributing Buildings in the HRD demolished
- 7 Contributing Buildings in our HPZ demolished

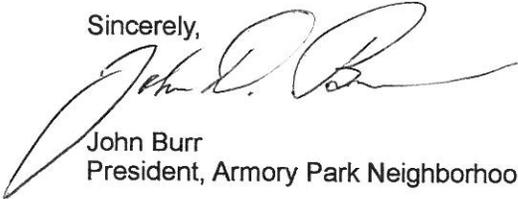
Please also note that the map also illustrates:

- 18 Contributing Buildings in the Barrio Veijo (Libre) HPZ
- 2 contributing buildings in the APRHD, but in the Santa Rita Neighborhood
- 15 Eligible Historic Building in the Downtown Historic District (pending) that are within APNA boundaries

In light of these disturbing findings, **APNA formally requests that all parcels, whatever the zoning in our HPZ be removed as eligible in any IID/GIID development options.** We further request that unless a significant design review component, ensuring legal protection for historic structures is incorporated into possible revisions of the IID/GIID enabling legislation, that all areas of our AP National Residential Historic District also be removed from the IID/GIID area map, as well.

Thank you, in advance for your consideration.

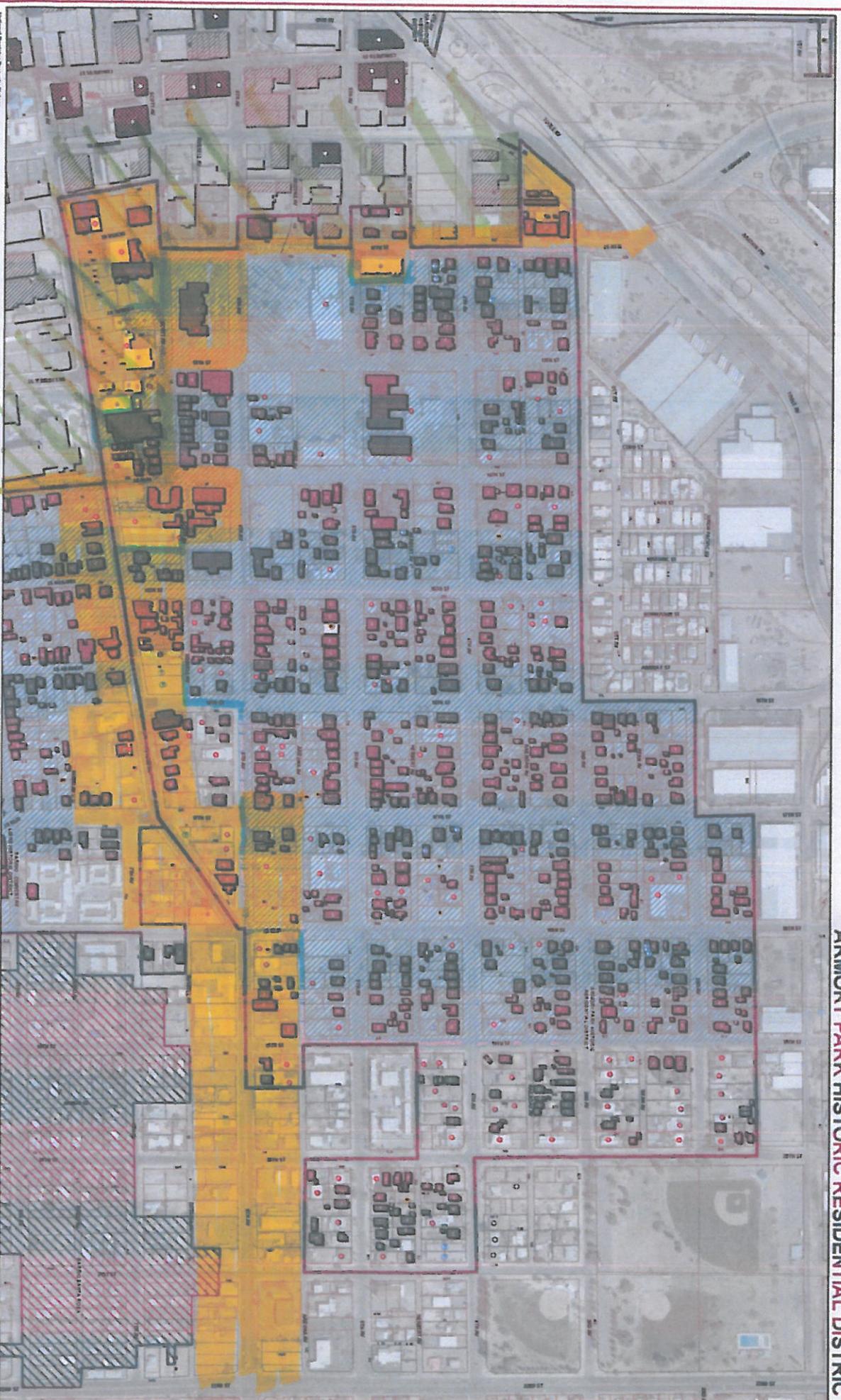
Sincerely,



John Burr
President, Armory Park Neighborhood Association

Cc: APNA, Wards V, VI

ARMORY PARK HISTORIC RESIDENTIAL DISTRICT



- Neighborhood Preservation Status**
- Existing
 - Non-Contributing
 - In Place
 - Contributing
 - Non-Contributing
 - In Place
- Special Features**
- District Boundary
 - Current National Register District
 - Special National Register District
 - Q1A Type
 - Historic Preservation Zone
- Parcel Attributes**
- 1879 District Established or Expanded
 - 1908 District Established or Expanded
 - 1929 District Established or Expanded
 - 1944 District Established or Expanded
 - 1951 District Established or Expanded
- Other Land Use Designations**
- 1970 District Established or Expanded
 - 1979 District Established or Expanded
 - 1984 District Established or Expanded
 - 1991 District Established or Expanded
 - 1998 District Established or Expanded

Neighborhood Preservation Zone

Q1A Overlay Zone

11 D Overlay Zone

