Attachment 1

WEST UNIVERSITY TRANSITION AREA

PLAN AMENDMENT INITIATION PACKAGE 9/28/11

- Department letter indicating M&C initiation
- Power Point presented to M&C, June 28, 2011
- September 19, 2011 neighborhood meeting summary
- Power Point presented at neighborhood meeting, September 19, 2011

CITY OF
TUCSON
PLANNING &
DEVELOPMENT
SERVICES

September 27, 2011

On June 28, 2011, the Mayor and Council initiated a plan amendment for the West University Transition Area, to modify land use policies to facilitate transit-oriented development. The West University Transition Area is located west of the University of Arizona, and is bounded by Euclid Avenue on the west, Speedway Boulevard on the north, Park Avenue on the east, and 6th Street on the south. This plan amendment application follows the Mayor and Council's direction.

201 N. STONE AVENUE
P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-5550 • FAX (520) 791-4340

West University Neighborhood Plan

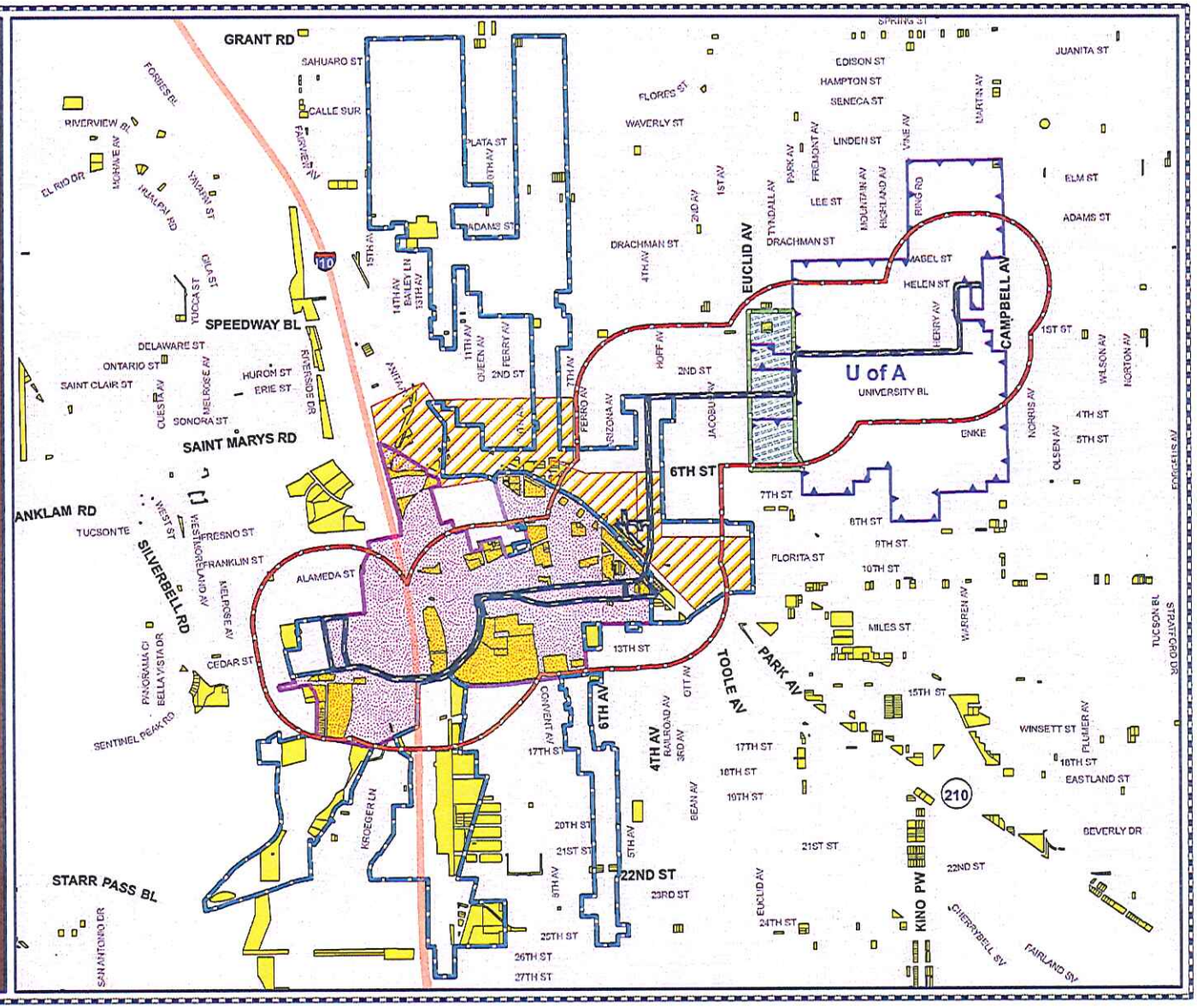
Transition Area

CITY OF TUCSON

June 28, 2011

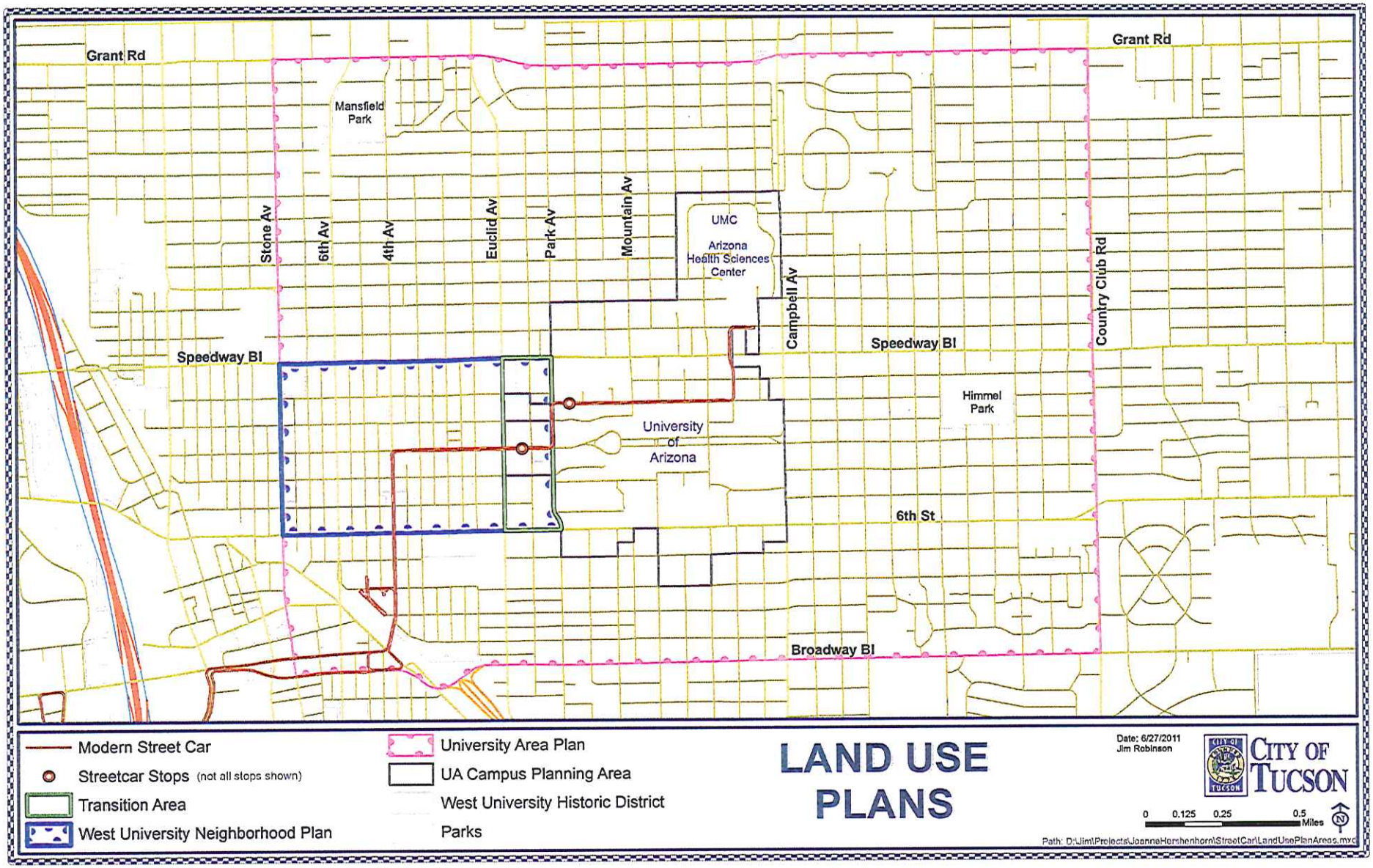
CITY OF TUCSON

Modern Streetcar Infill Opportunities



Jim Robinson Date: 6/23/2011

June 28, 2011


Grant Rd
Grant Rd
Mansfield Park
Stone Av
6th Av
4th Av
Euclid Av
Park Av
Mountain Av
UMC
Arizona Health Sciences Center
Campbell Av
Country Club Rd
Speedway Bl
Speedway Bl
Himmel Park
University of Arizona
6th St
Broadway Bl
Modern Street Car
Streetcar Stops (not all stops shown)
Transition Area
West University Neighborhood Plan
University Area Plan
UA Campus Planning Area
West University Historic District
Parks
LAND USE PLANS
Date: 6/27/2011
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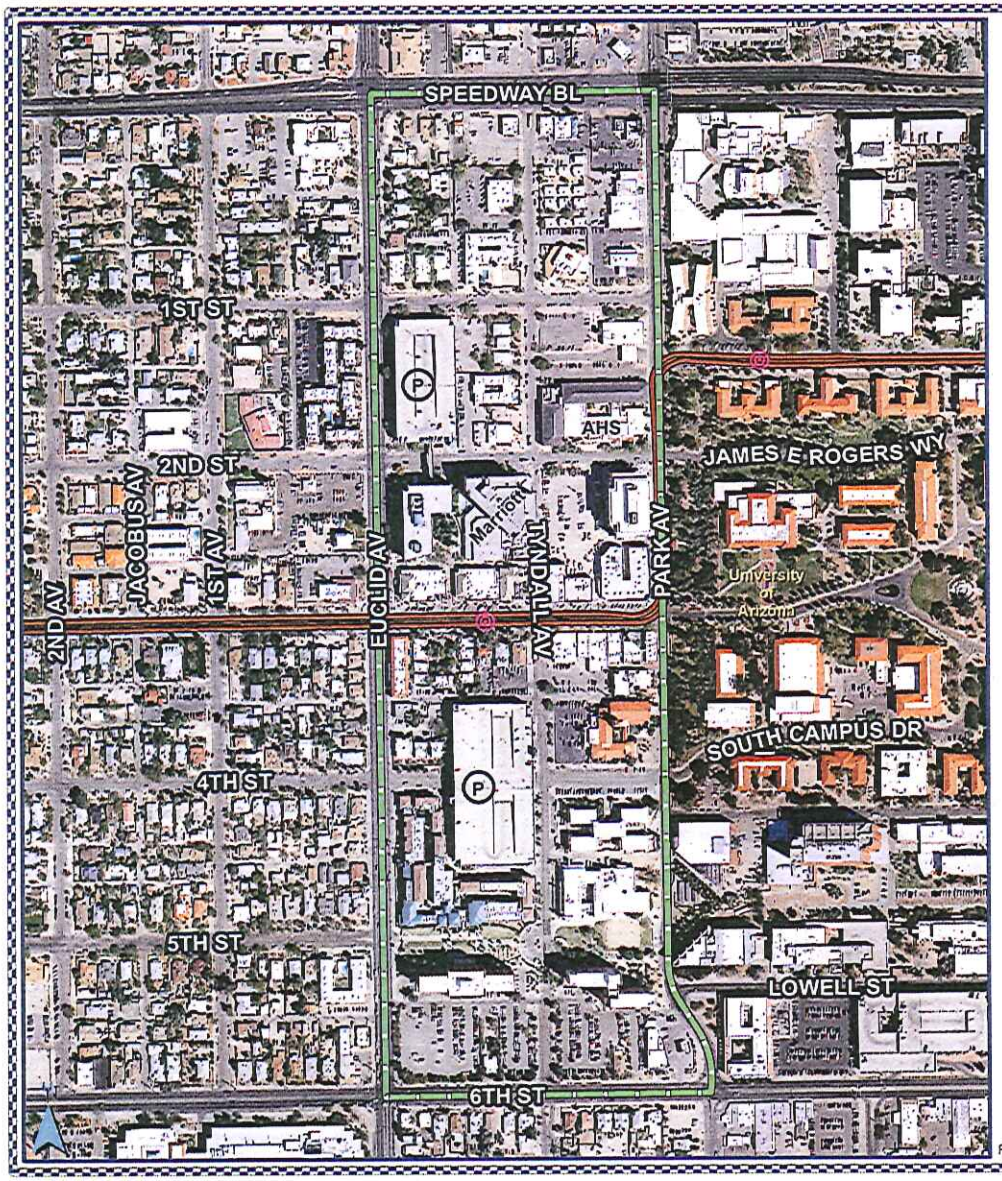

Transition Area

- Transitions - U of A on the east and historic residential neighborhood on the west
- Main Gate commercial area along University Blvd.
- Marriott Hotel, two parking garages, Arizona Historical Society Museum
- University student housing north of 6th Street.
- Small business mix south of Speedway

Legend

- West Univ. Transition Area
- Modern StreetCar (not all stops shown)
- Streetcar Stops

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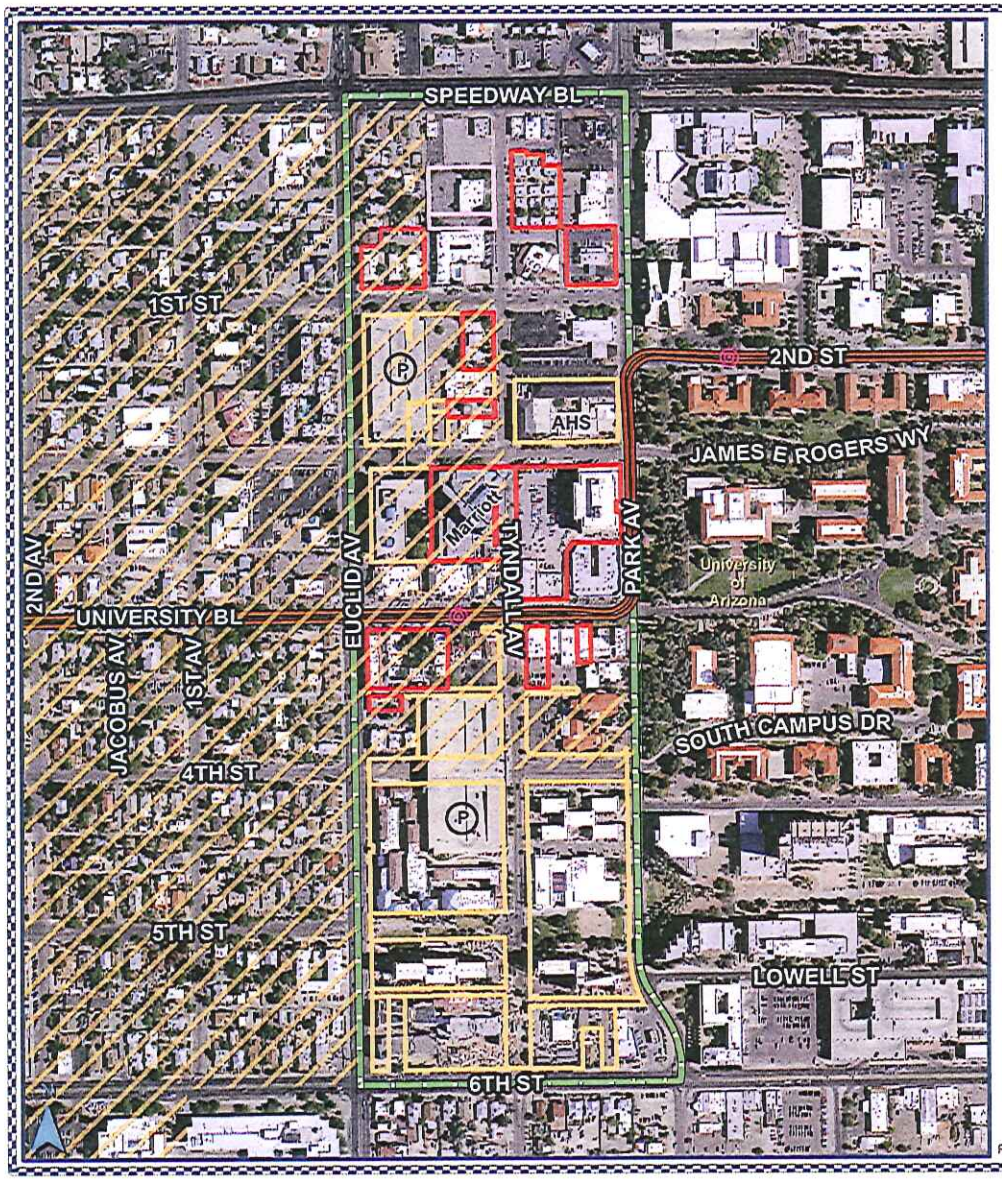
Jim Robinson Date: 6/24/2011

Transition Area Ownership



- Northern 1/3 privately owned, one COT parcel; infill area (TOD)
- Middle 1/3, Main Gate area (N and S of University Blvd.)
- Southern 1/3 Arizona Board of Regents, student housing node, new multi-story housing NEC 6th St./Euclid

Legend

- West Univ. TransitionArea
- Modern StreetCar (not all stops shown)
- Streetcar Stops
- Az. Board Regents
- Marshall Foundation
- City of Tucson
- West University Historic District

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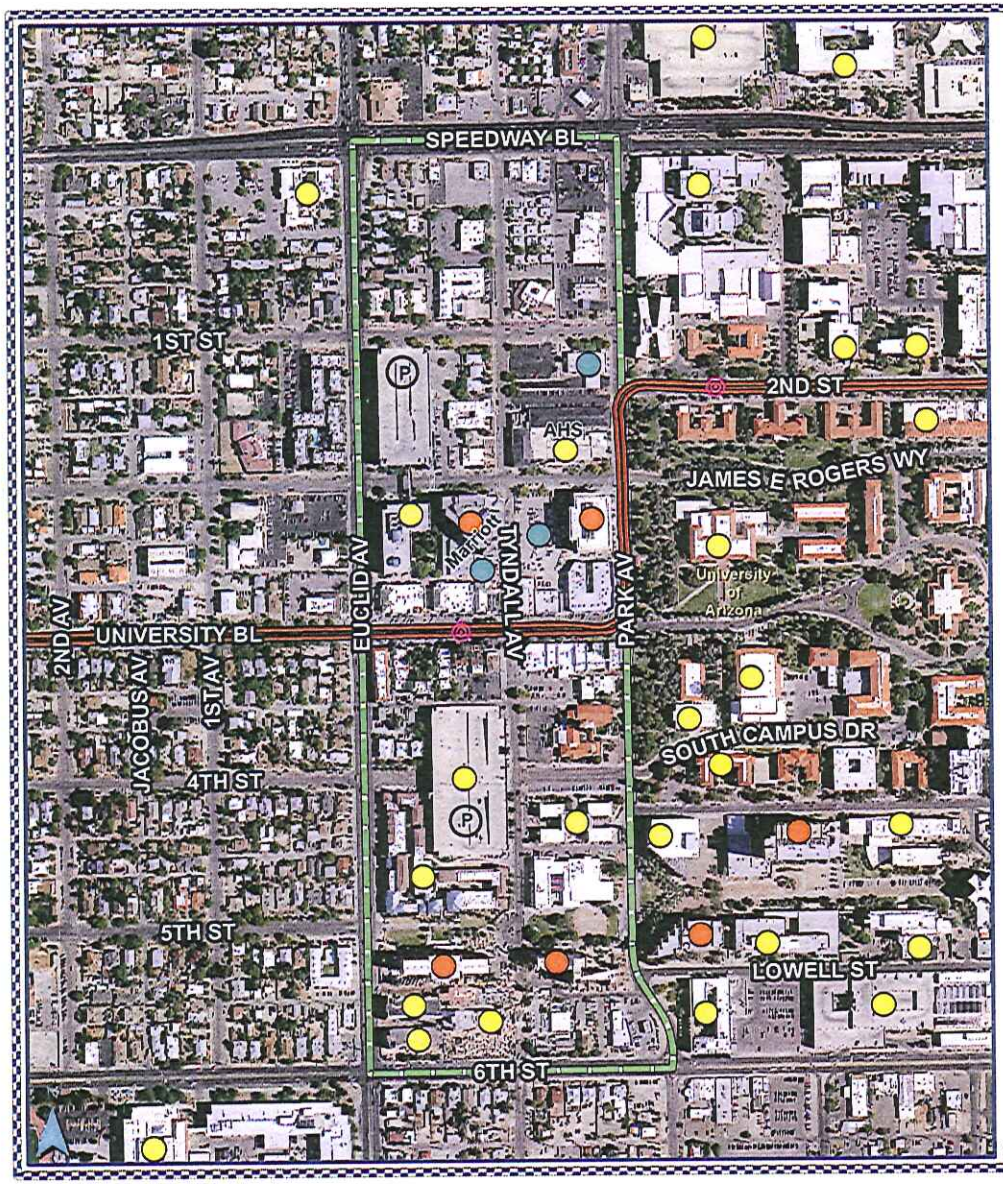
Jim Robinson Date: 6/24/2011

Building Heights

- WUNP 40' height policy limits TOD opportunities
- Multi-story buildings exist in middle, southern portions
- Multi-story buildings are common on campus
- To build higher than 40': requires plan amendment and rezoning
- Three amendments for increased bldg. height



Legend

West Univ. TransitionArea

Building Height

- 45' - 74'
- 75' +
- Plan Amendments - Incr. Building Height

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Jim Robinson Date: 6/24/2011

Land Use Plans Issues

- West University Neighborhood Plan
  - Modify building height limit policy
  - Modify density limit policy (15 – 40 units/acre)
  - Allow mixed uses along Speedway and Park
  - Promote transit-oriented design
- University Area Plan
  - Remove need for vehicular access to major street

9/19/11 NEIGHBORHOOD MEETING SUMMARY -
Transition Area Plan Amendment Proposal (West University Neighborhood Plan and University Area Plan)

Overview:

- meeting held on Monday, **9/19/11, from 6:30 – 8:30 p.m.** (Jim Mazzocco and Joanne Hershenhorn, City of Tucson Planning and Development Services Department staff)
- Tucson Marriott, University Park, 880 E. Second Street
- approximately **34 people attended** (excluding staff & consultants, see attached sign-in sheet)
  - attendees were mostly residents and/or property owners, West University Neighborhood (several from West University Neighborhood Association or WUNA)
- 45-minute power point presentation by staff, followed by 1 hour and 15 minutes of questions & answers, and feedback from the audience

Meeting Purposes:

- present city's draft plan amendment proposal
  - plan amendments first step; second step is to rezone area to Urban Overlay District
- get comments/feedback (for input to city's proposal)
- proposed schedule (for Mayor and Council adoption of plan amendments and Urban Overlay District)

Power Point Presentation - see pages 13-41
Note: Natalie Shutt-Banks and Alison Rainey, of the Boston/Phoenix architectural consulting firm Shepley-Bulfinch, assisted in preparing

Key Issues Discussed:

- **Residential area at southeast corner of Speedway Blvd. and Euclid Ave.**
  - several comments regarding the juxtaposition of 12 to 14-story buildings next to single-story residences (lack of an appropriate transition; too tall; should be sensitive to surrounding residential uses; need to mitigate impacts; buffers will be important) (*design techniques can mitigate impacts*)
  - how did we come up with 14 stories? (*property owner wanted to have that option*)
  - several comments that the city should propose transit-oriented development for this area
    - not a great place for existing residences
    - heavy traffic dangerous, as residences are close to street
    - not an appropriate gateway to the UA – prominent corner deserves special architectural treatment

- **Impacts of proposed massing, building heights, intensity**
  - effects on views and shadows, residential areas to the west (*visual and shadow analyses will be provided*)
  - will increase urban heat island effect (*design measures to mitigate, i.e., increase solar reflectivity of roof materials, reduce amount of impervious pavement, etc.*)
  - water use considered? (*UA is expanding; prefer to have housing & services next to the UA/less driving; taller buildings generally more energy-efficient that smaller residential buildings; makes sense to put taller buildings next to UA*)

- **Miscellaneous**
  - what's proposed for northeast corner of Euclid Ave./4th St. (*keep it the same as current plan*)
  - alley south of Speedway Blvd., between Euclid and Tyndall Aves., provides access to adjacent residences (*won't take away access*)
  - likes idea that infill development in Transition Area will occur from east to west
  - any plans to widen Speedway Blvd. or Euclid Ave. in this area? (*staff will look into)*
  - WUNA's voice wasn't heard during development of infill incentive distict (IID) – WUNA wants to be heard this time (*revisit IID as part of proposed land use study along streetcar route*)

- **Process/Procedural**
  - will public hearing notices be in newspaper? (*yes*)
  - can there be a wider mass mailing so all in WUNA get? (*we'll check with PDSD Director*)
  - two opportunities for public input (at public hearings) inadequate
  - sounds like a "done deal"
  - can WUNA come up with an alternative to the city's Urban Overlay District document? (*Mayor & Council direction is for WUNA, developers, staff, community to work together; staff is trying to get consensus*)
  - does city staff have expertise to develop form-based code as basis for urban overlay district? City used consultant for Downtown Links (*no – we're working with consultants now and hope to sign a contract with Pima Association of Governments to hire consultant; city also plans to appoint architectural design professionals to advise staff*)

SIGN-IN SHEET

started 6:30 PM
ended 8:30 PM

9/19/11 COT Neighborhood Meeting
Transition Area Plan Amendments

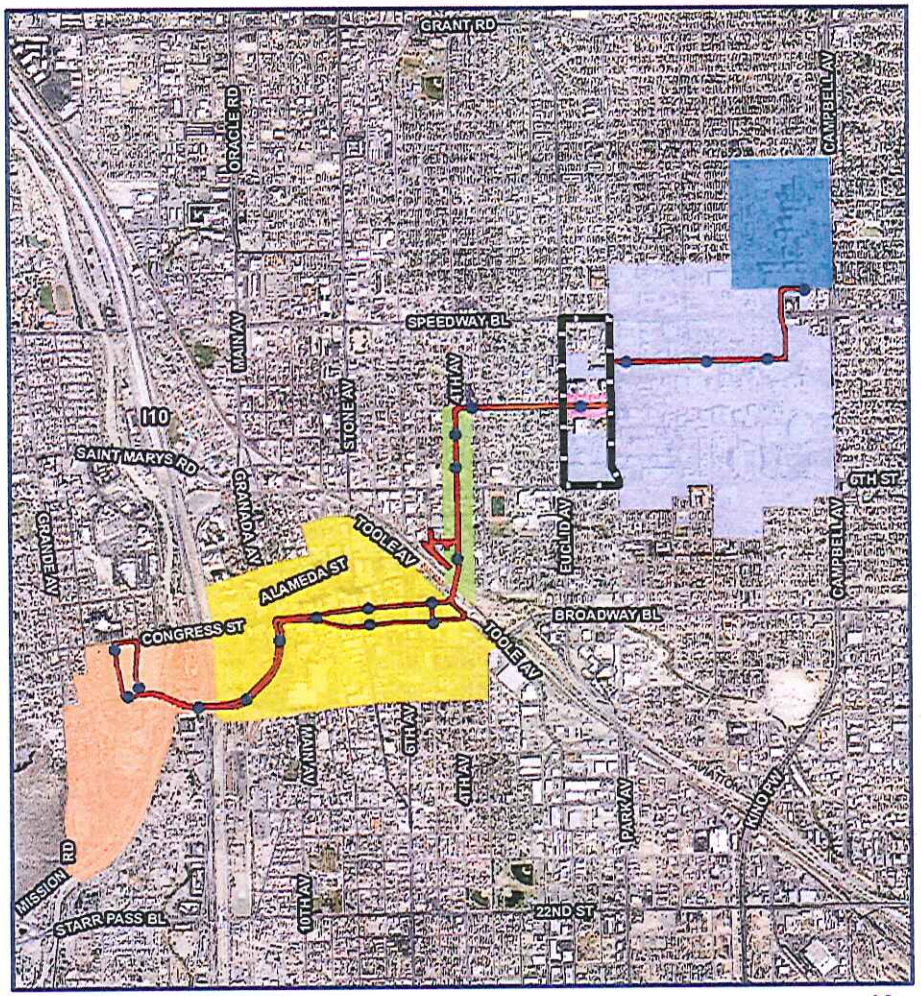
Russell Moore	Residential Apartment Owner
Joanne Hershenhorn	City of Tucson Planning + Development Services
Francis Saitta	Resident
NATALIE SHUTT-BANKS	SHEPLEY BULFINCH
KRISTI JOURDEN	VANTAGE WEST CREDIT UNION
Lyn Ashton	SARR Investments - resident
Ford Burkhart	WUNA
VAL LITTLE	
Jackie Barnes	WUNA
Gloria Day	Resident
Fernando Rodriguez	Resident
Cheri Wiers	Resident homeowner
Jill Bielawski	JM Bielawski
Bill Viner	Riva Star Apts
Steve Shenitzer	" " "
Kent Simpson	Tierra Antigua Realty - Downtown
Donovan Durband	Ward 6 COT
LESPIERRE	ARROYO CHICO NHOOD ASSN
Diana Lett	Feldman's NA
Mindy Bernstein	WUNA / downtown business
Paul Wilbach	WUNA
Lynne Birkinbine	resident + property owner
John Birkinbine	" "
WILLIAM HUBBARD	LMLN Properties, LLC
Carl Hancox	7-11 Consultant

9/19/11 COT Neighborhood Meeting
SIGN-IN SHEET, page 2

Alice Roe	Blenman Elm NA
John Merrin	
Jane McGillin	Marshall Foundation
CHRIS GANS	WUNA
Stephen Bus	Campus Acquisitions
Richard Magers	WUNA
Jennifer O'Connor	WUNA
John Patterson	WUNA
DAN WILHELMS	WUNA
Marilyn Robinson	Drachman Institute
ROBERT PITTS	UUUNA AREA 9
DAVID LEE	SPEEDWAY PARK PLACE LLC (SUBWAY)
DAVE BOSRN	WUNA
Lucinda Smedley	TREND report

9/19/11 Neighborhood Meeting
West University Transition Area

September 19, 2011



Linked Activity Nodes

West Univ. Transition Area
Modern Streetcar
Streetcar Stops
Arizona Health Science Center
University of Arizona
Main Gate Business District
4th Avenue Business District
Downtown
West of Downtown

N
1:24,000

Jim Robinson
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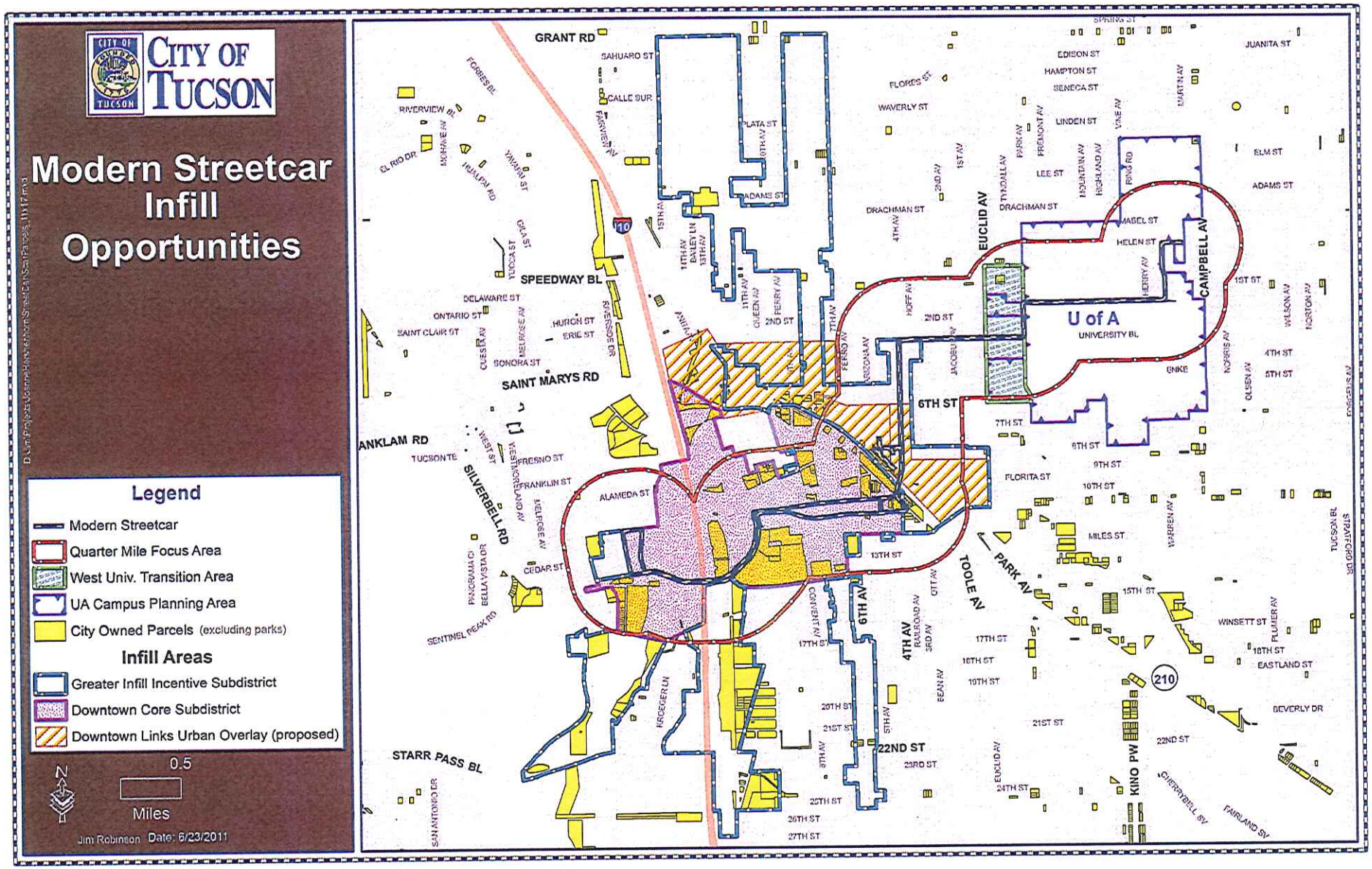
September 19, 2011


CITY OF TUCSON
Modern Streetcar Infill Opportunities
Legend
Modern Streetcar
Quarter Mile Focus Area
West Univ. Transition Area
UA Campus Planning Area
City Owned Parcels (excluding parks)
Infill Areas
Greater Infill Incentive Subdistrict
Downtown Core Subdistrict
Downtown Links Urban Overlay (proposed)
0.5
Miles
Jim Robinson Date: 6/23/2011
U of A
GRANT RD
SPEEDWAY BL
SAINT MARYS RD
ANKLAM RD
SILVERBELL RD
STARR PASS BL
EUCLID AV
CAMPBELL AV
6TH ST
6TH AV
4TH AV
TOOLE AV
PARK AV
22ND ST
KINO PW
UNIVERSITY BL
ALAMEDA ST
SAHUARO ST
CALLE SUR
FLORES ST
WAVERLY ST
DRACHMAN ST
EDISON ST
HAMPTON ST
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CEDAR ST
FRANKLIN ST
FRESNO ST
SONORA ST
SAINT CLAIR ST
ONTARIO ST
DELAWARE ST
HURCH ST
ERIE ST
RIVERVIEW BL
EL RIO DR
SAN ANTONIO DR
KROEGER LN
CHERRYBELL SV
FAIRLAND SV
TUCSON BL
STRATFORD DR
210
10

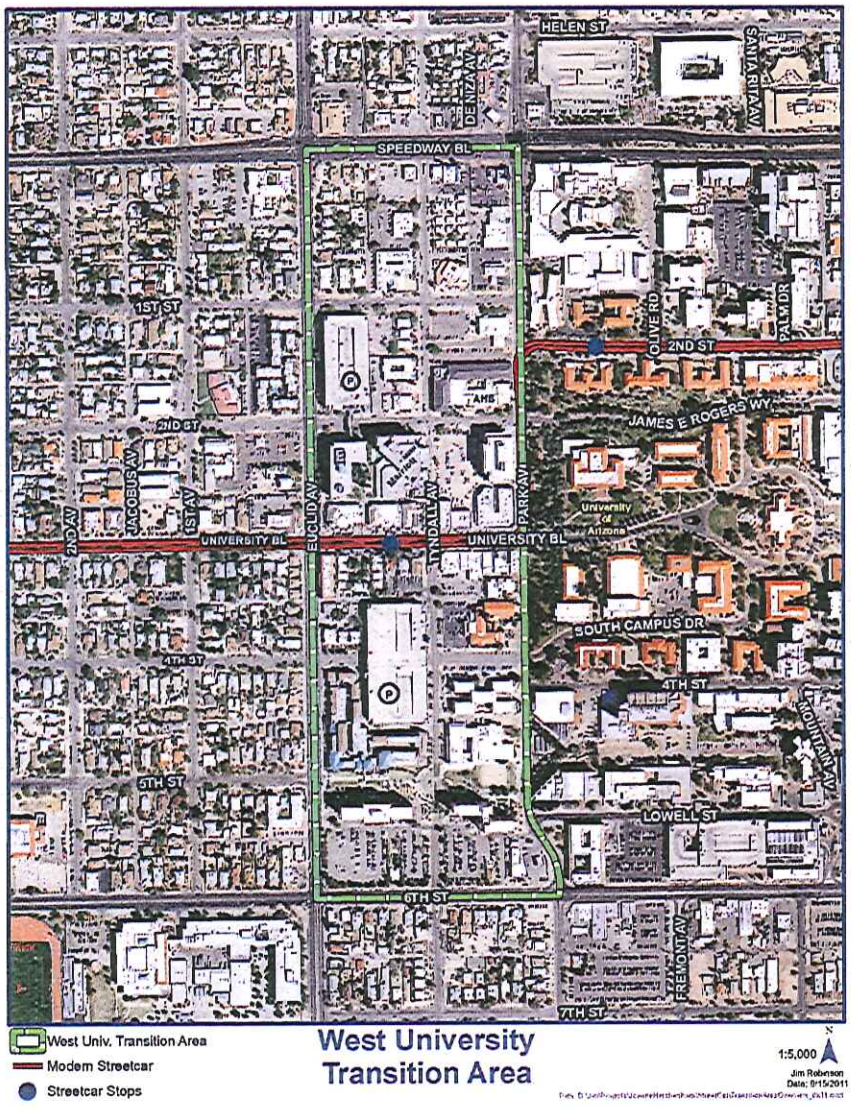
Mayor and Council Direction

June 2011 – initiated land use plan amendment to facilitate transit-oriented development (TOD) along streetcar route, in Transition Area, west of University of Arizona (UA)

Goal

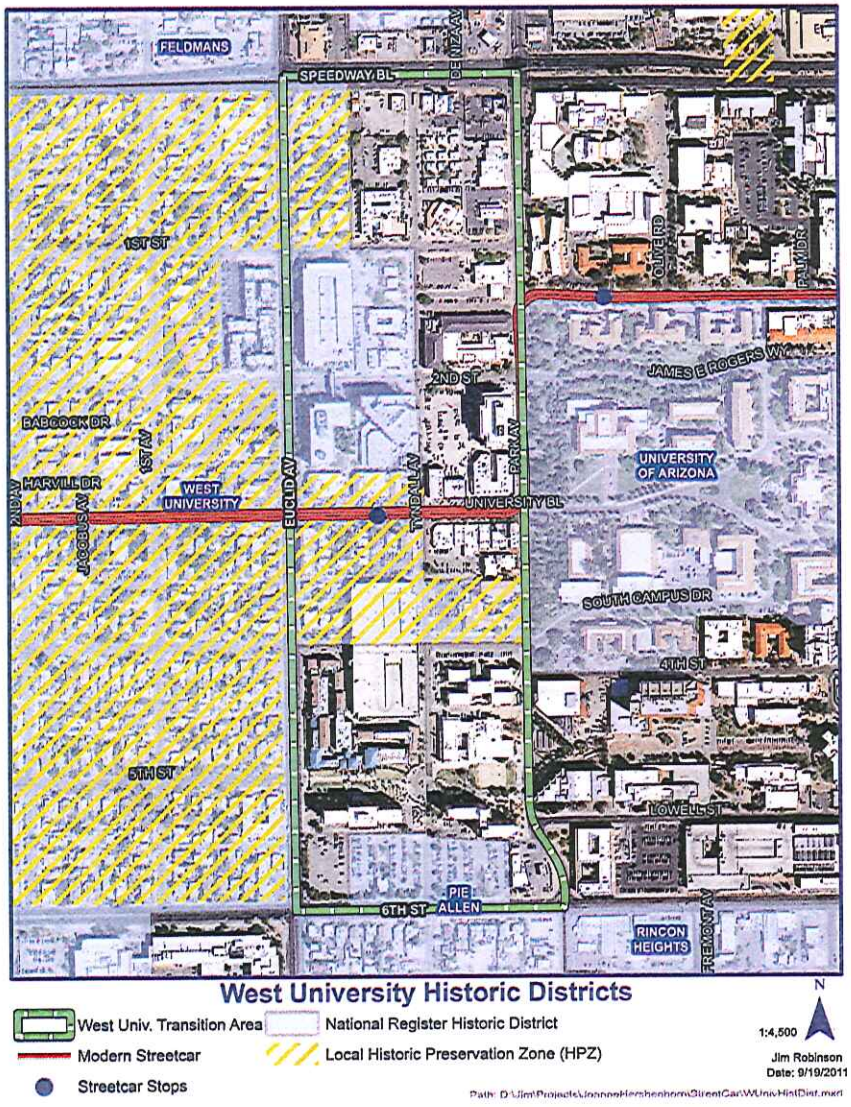
To have Transition Area ready to support transit-oriented development (TOD)

- **requires amending land use plans**
- **requires rezoning to Urban Overlay District**



Transition Area Overview

- UA on the east, historic residential neighborhood on the west
- West University historic areas
- two major land owners
- Main Gate commercial area along University Blvd.
- UA student housing north of 6th St.
- mix of residential and small business uses south of Speedway Blvd.



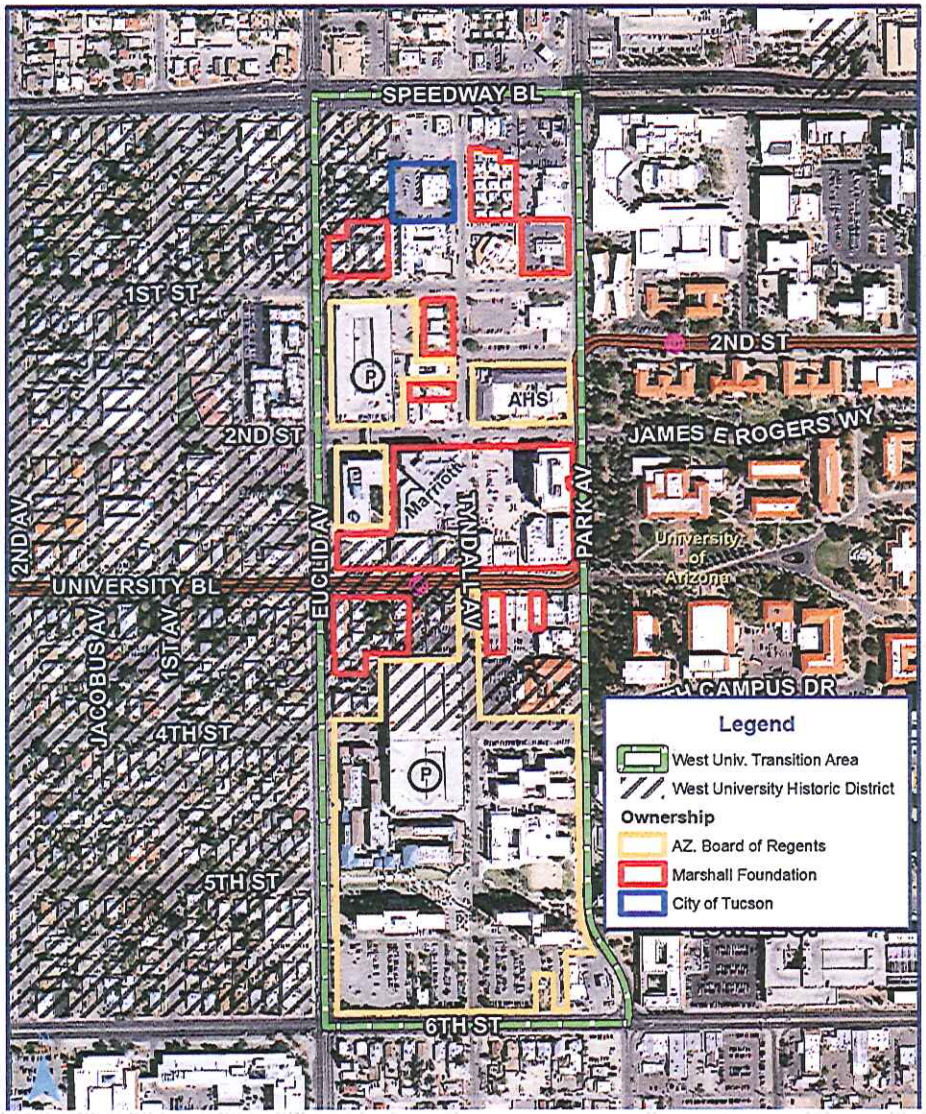
Historic Districts

West University National Register Historic District

- property tax reductions and tax incentives (State)
- tax incentives (Federal)

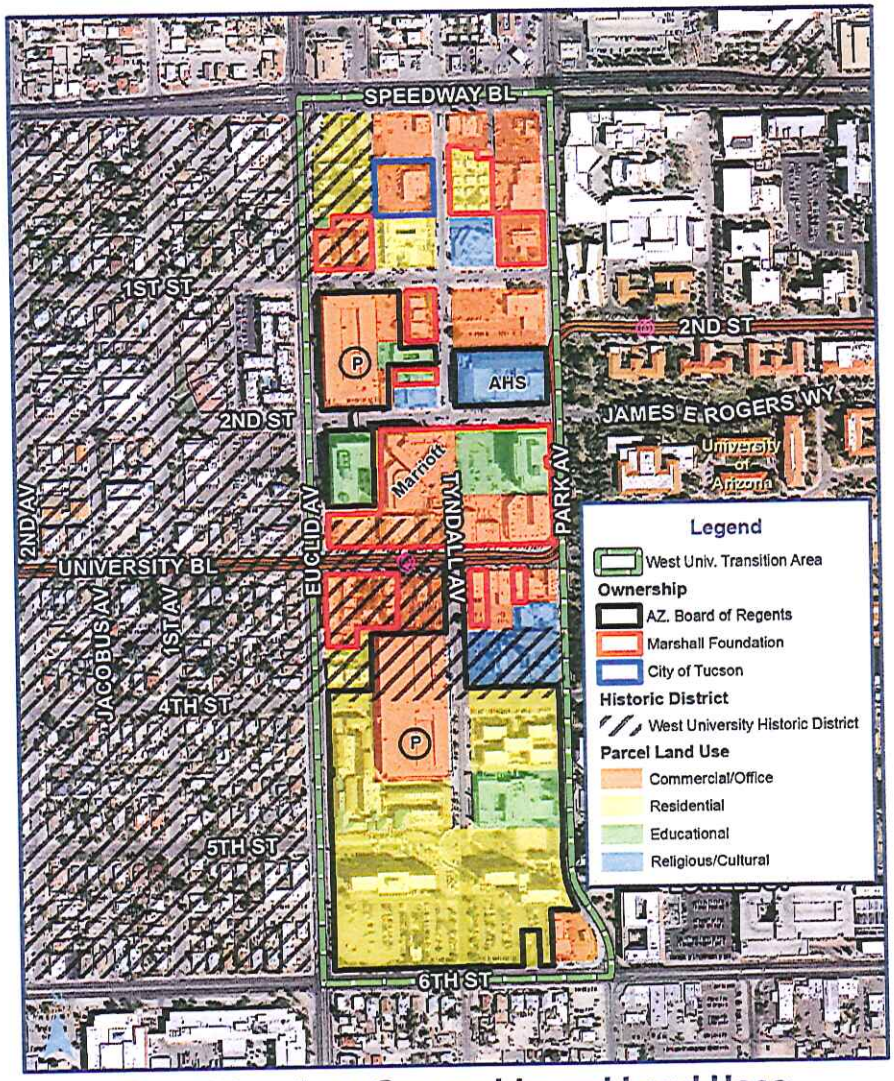
West University (Local) Historic Preservation Zone (HPZ)

- design guidelines for alterations to exterior appearance
- height compatible with contributing properties nearby
- demolition approved by Mayor and Council, public hearing



Land Ownership

- Arizona Board of Regents (ABOR) and Marshall Foundation - major land owners
- City of Tucson owns two parcels south of Speedway
- several private landowners south of Speedway



Transition Area Ownership and Land Uses

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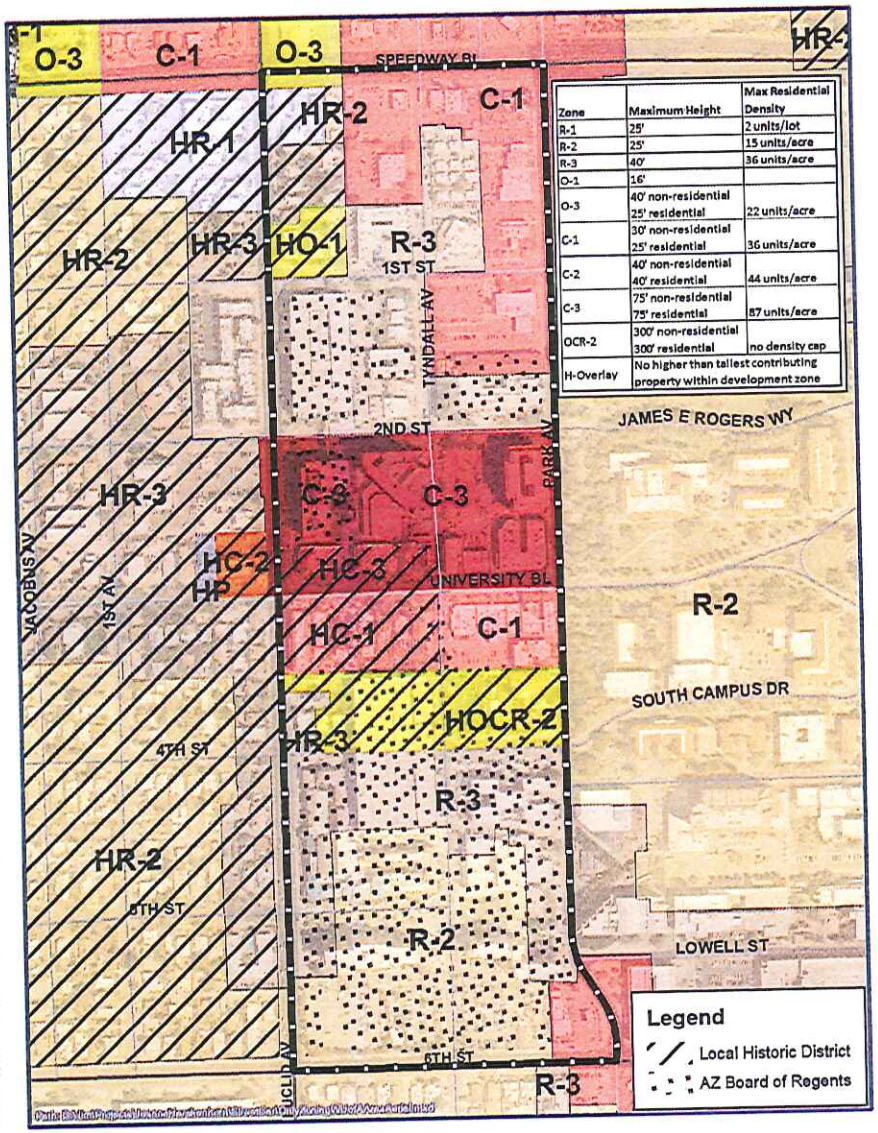
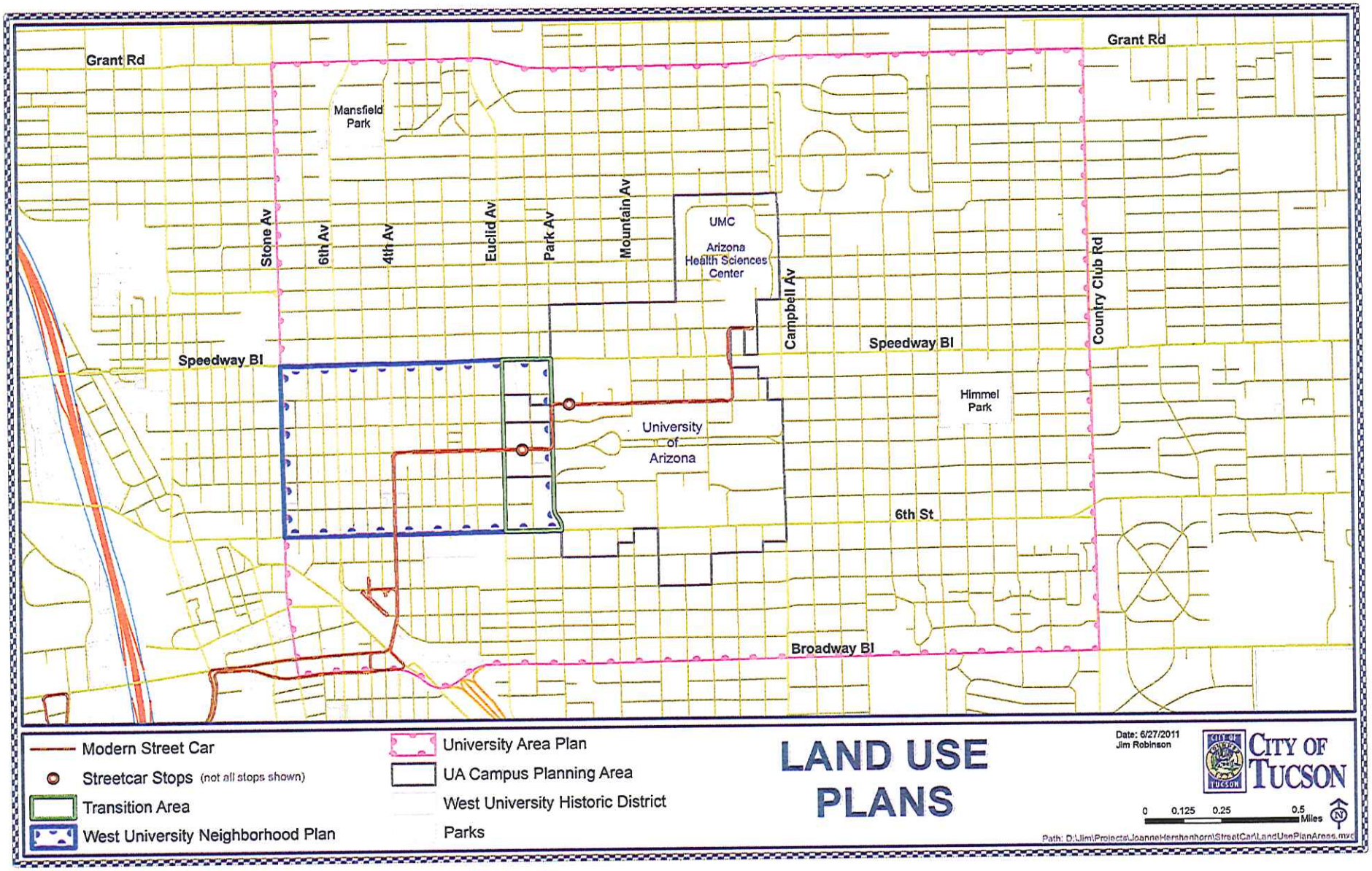


Zone	Maximum Height	Max Residential Density
R-1	25'	2 units/lot
R-2	25'	15 units/acre
R-3	40'	36 units/acre
O-1	16'	
O-3	40' non-residential 25' residential	22 units/acre
C-1	30' non-residential 25' residential	36 units/acre
C-2	40' non-residential 40' residential	44 units/acre
C-3	75' non-residential 75' residential	87 units/acre
OCR-2	300' non-residential 300' residential	no density cap
H-Overlay	No higher than tallest contributing property within development zone	

Zoning Map

- ABOR: properties NOT subject to local planning and zoning regulations
- zones: C–commercial, R-residential, O-office, H-historic preservation; 1,2,3-intensity
- historic preservation overlay zone (HPZ): height restrictions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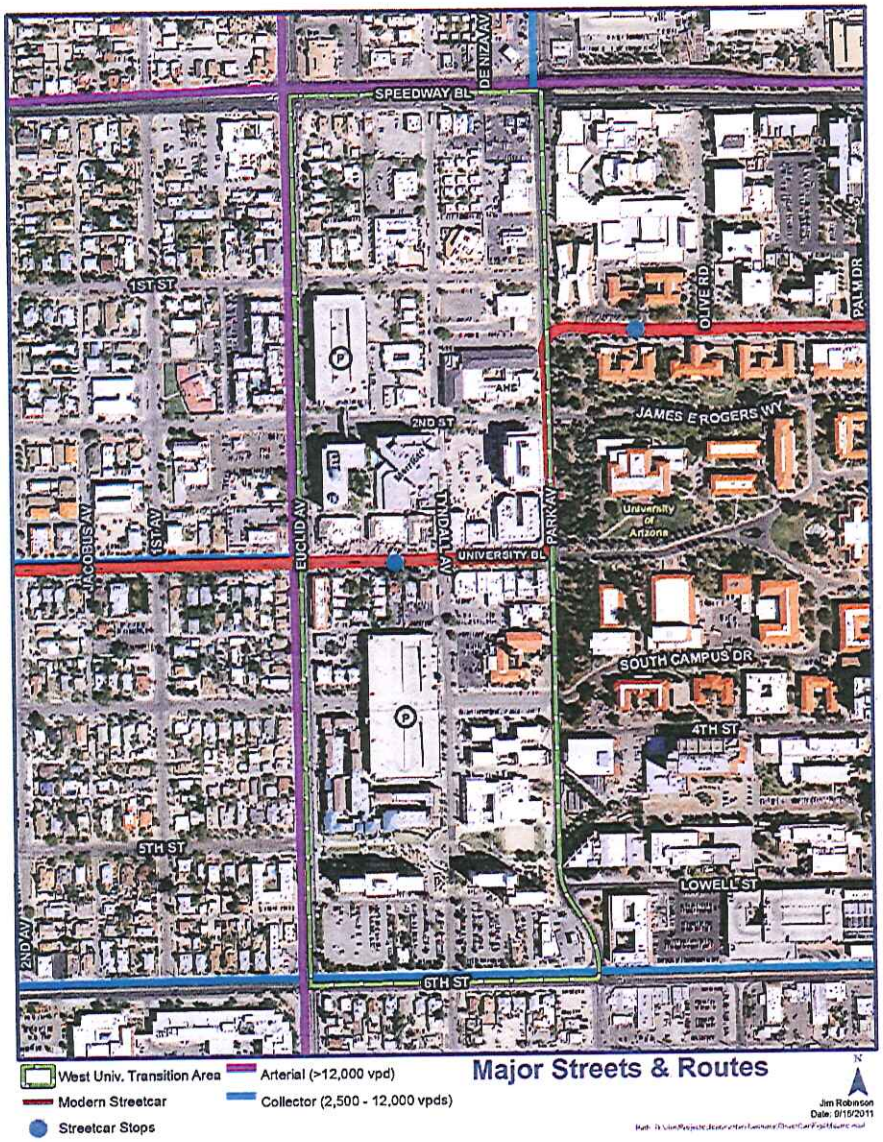
Recommended Policy Changes

- **West University Neighborhood Plan (WUNP)**
  - **New section for Transition Area**
    - **Modify building height limit policy**
    - **Modify density limit policy**
    - **Promote transit-oriented design and uses**
- **University Area Plan (UAP)**
  - **Refer to WUNP for Transition Area policies**
    - **Remove need for vehicular access to major street**

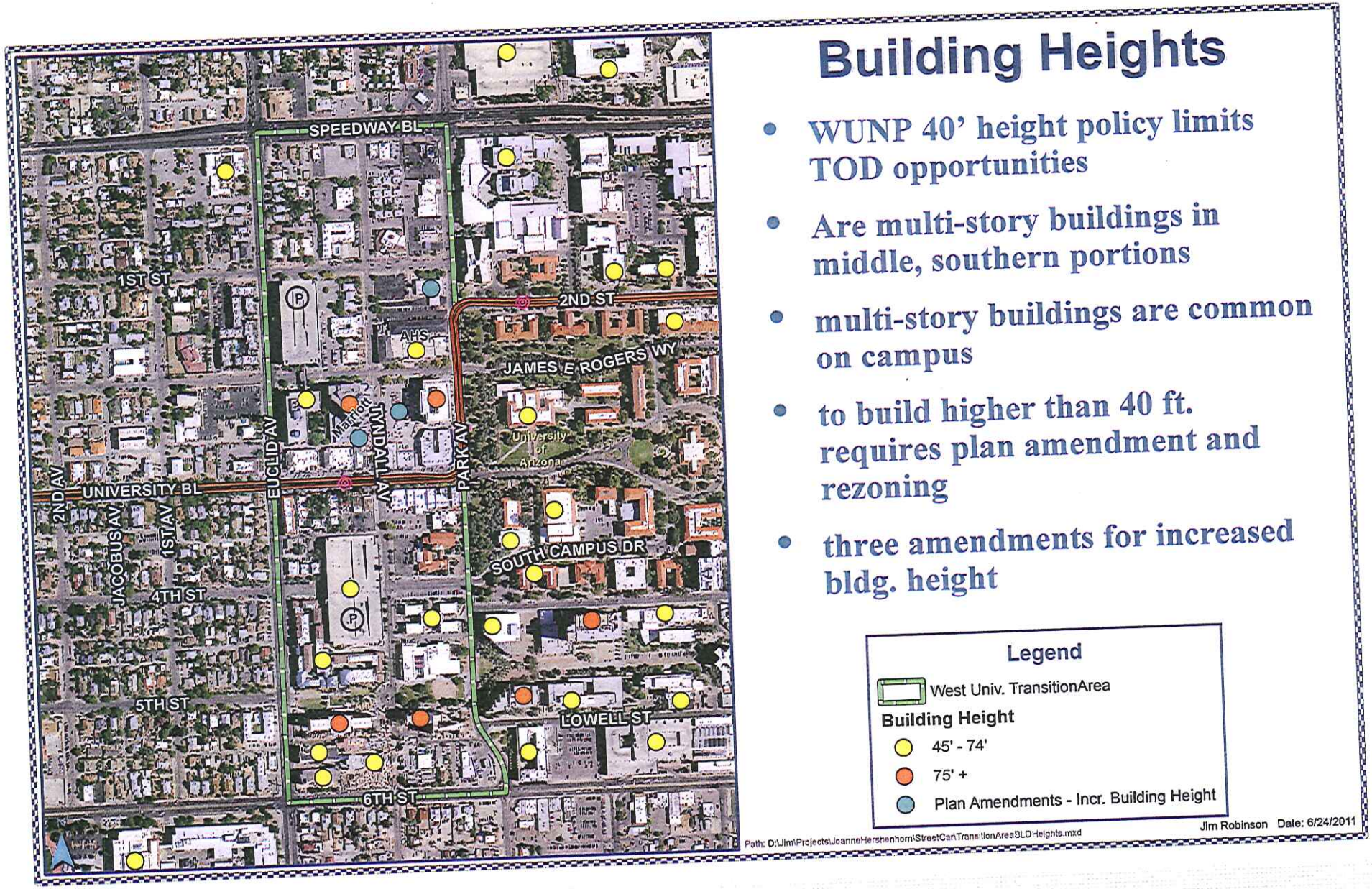


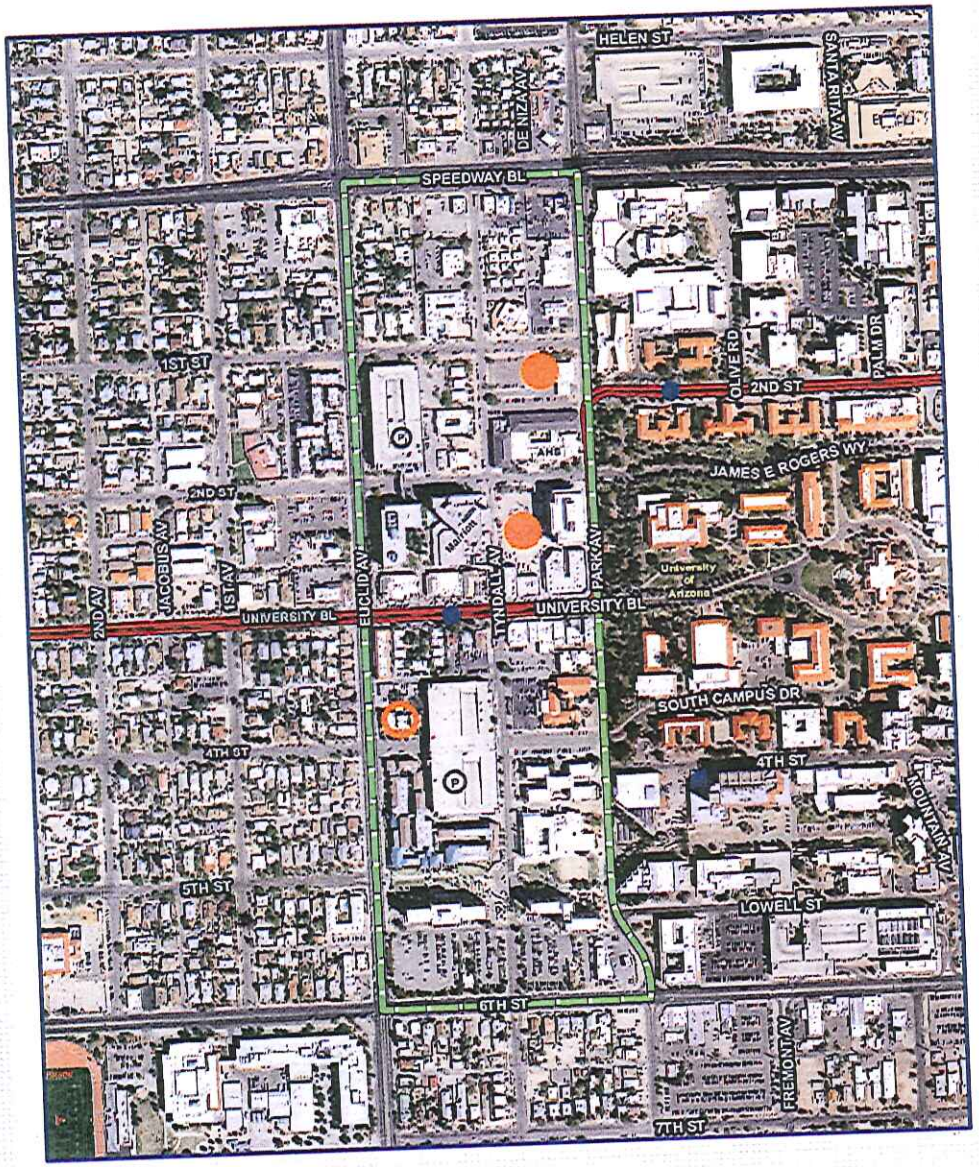
Major Streets and Routes

- **Speedway Blvd. & Euclid Ave. – arterials (>12,000 vpd)**
  - Speedway – 6 through lanes, 120' ROW
  - Euclid – 4 through lanes, 120' ROW
- **6th St. – collector (2500 -12,000 vpd)**
  - 4 through lanes
  - 90' ROW

Building Heights

- WUNP 40' height policy limits TOD opportunities
- Are multi-story buildings in middle, southern portions
- multi-story buildings are common on campus
- to build higher than 40 ft. requires plan amendment and rezoning
- three amendments for increased bldg. height

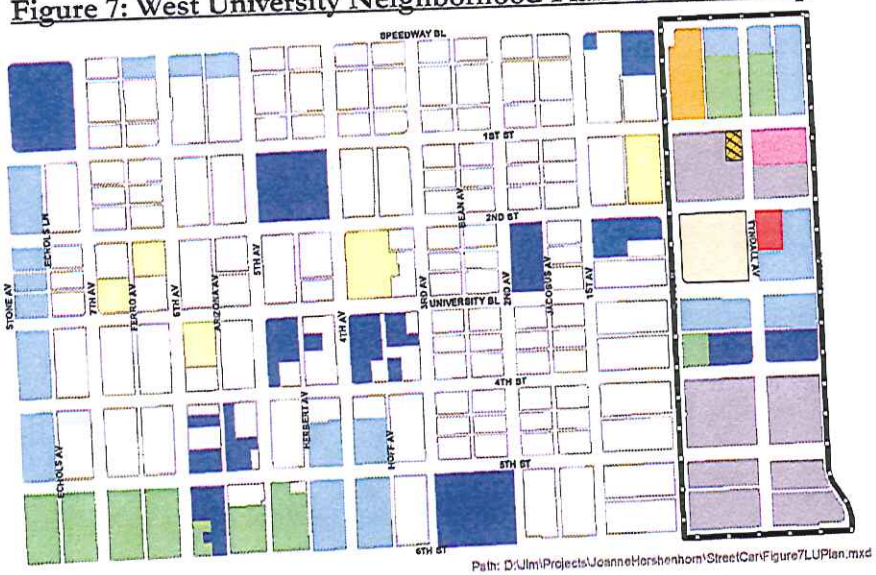




Recent Plan Amendments

- Park Av. & 1st St. (2004) – new mixed-use development, up to 6 stories and 100 units/acre
- Tyndall Ave. and 2nd St. (2009) – up to 140 feet in height
- Euclid Ave. and 4th St. – (2010) plan amendment interest, not completed

Figure 7: West University Neighborhood Plan Land Use Map



West Univ. Transition Area

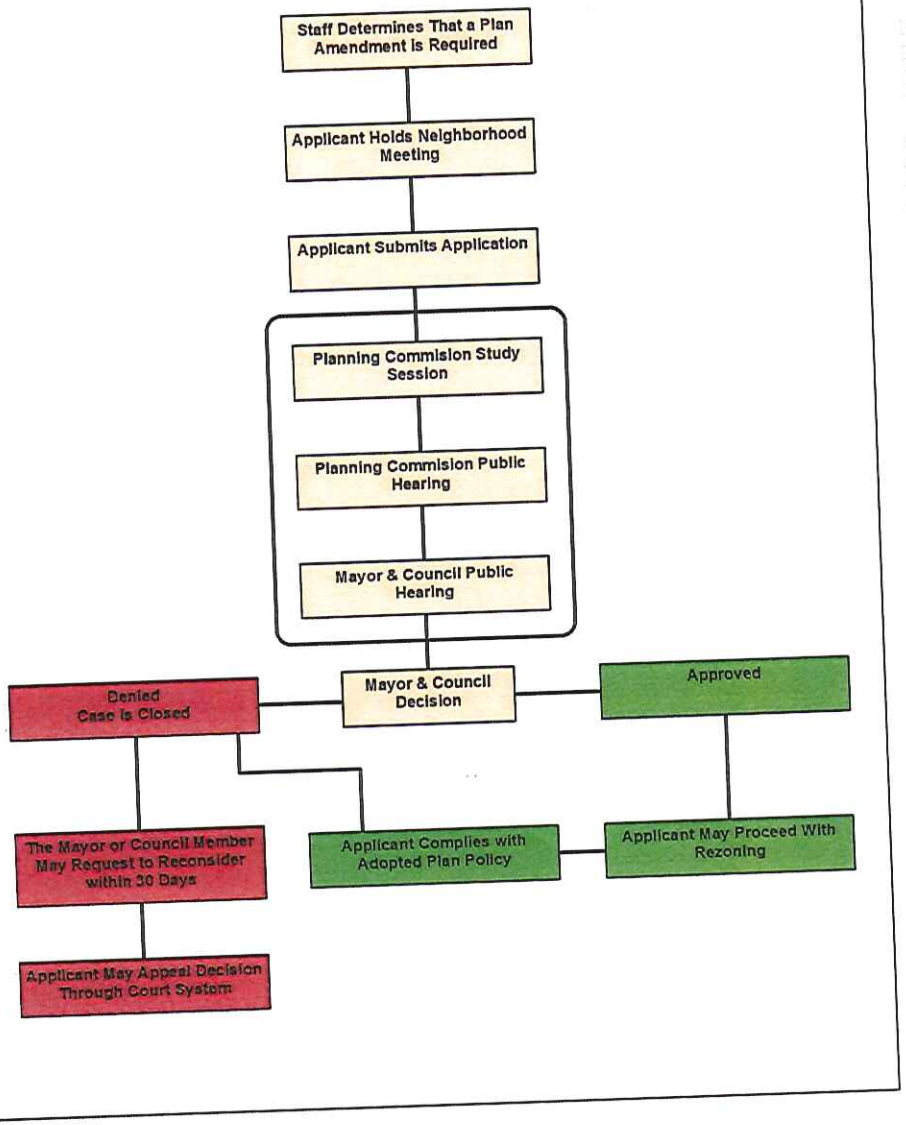
Land Use

- Maintain and Infill Low Density Residential and Related Services (1-15 Units Per Acre)
- Maintain Moderate Density Residential (15-40 Units Per Acre)
- New Development – Mixed Use Commercial/Residential (15-40 Units Per Acre)
- Maintain Existing Commercial
- University Acquisition Areas

Land Use Amendments

- Maintain Existing Public and Semi-public (See Commercial and Office Development Land Use Policy 3.D for Adaptive Reuse of the Historic YWCA Building. Amended September 14, 1992, Resolution 16107)
- Amended October 12, 1987 to Allow Dormitory/Commercial Development Subject to Criteria of Subpolicy 2.A.3.B
- Amended February 11, 1991, Resolution No. 15586, to Allow Residentially Scaled Office Uses on the Western ½ of Block Bordered by Speedway, Tyndall, First St., and Euclid
- Amended April 12, 1999, Resolution No. 18264, to allow Residentially Scaled Office Uses on 3 lots at 935, 939-41, and 943 E. Tyndall Ave.
- Amended January 12, 2004, to allow New Development-Mixed Use Commercial/Office/Residential (up to 100 units per acre). See new Residential Development Policy 2.A.2.C., Resolution No. 19760.
- Amended December 7, 2009, Resolution No. 21449, to allow 140' High Building in the Northwest Portion of the Block Between University Blvd. and Second Street, and Park Avenue and the Tyndall Avenue Alignment

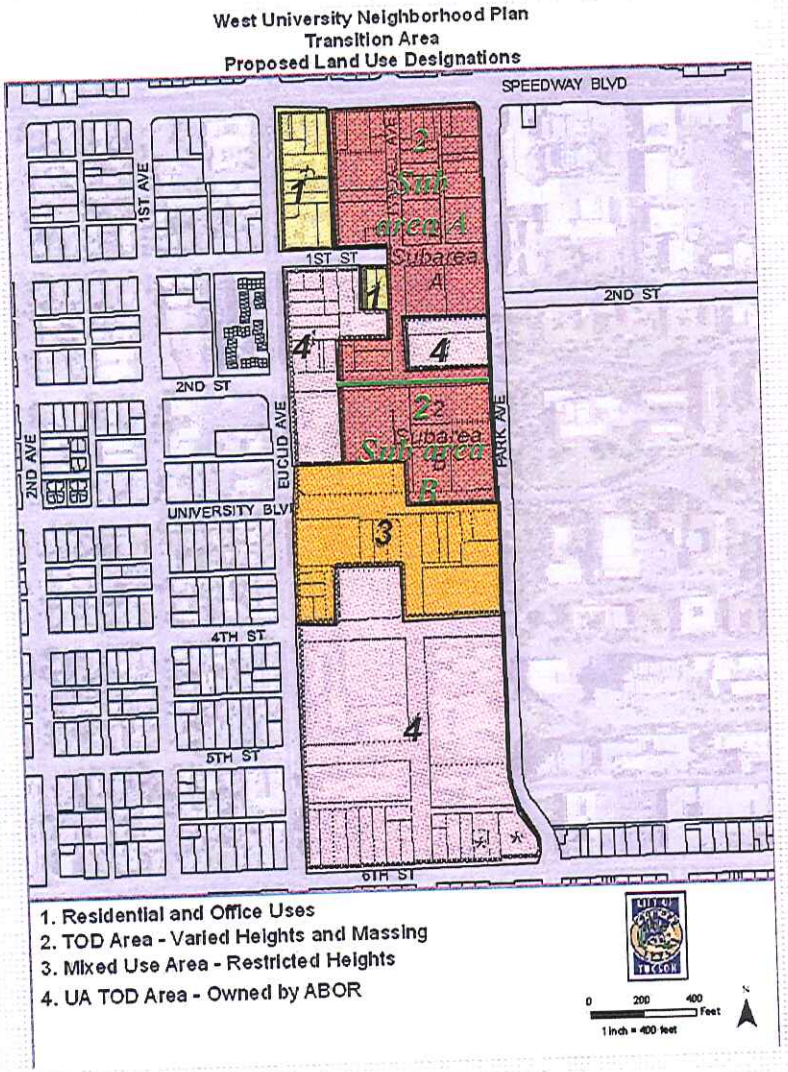
Plan Amendment Process



Transition Area Policy Proposal

September 19, 2011

Proposed Land Use Designations



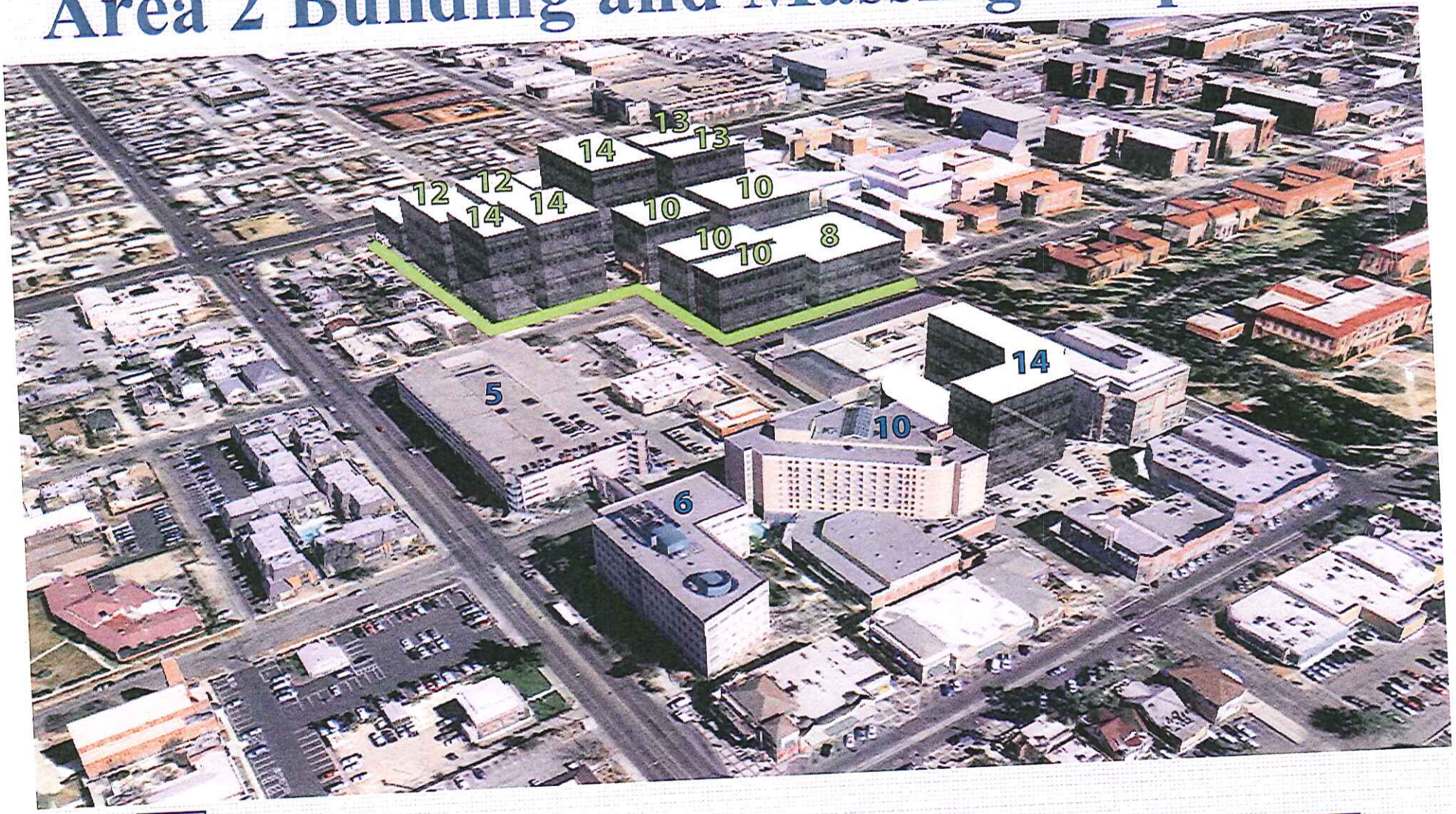
Transit-Oriented Uses

Transit-oriented uses are encouraged.

Examples of encouraged uses are:

Theater
Micro breweries
Multi-family
Office
Retail
Multi-family residential
Lodging
Educational uses
Administrative and professional offices
Instructional school
Merchandise sales

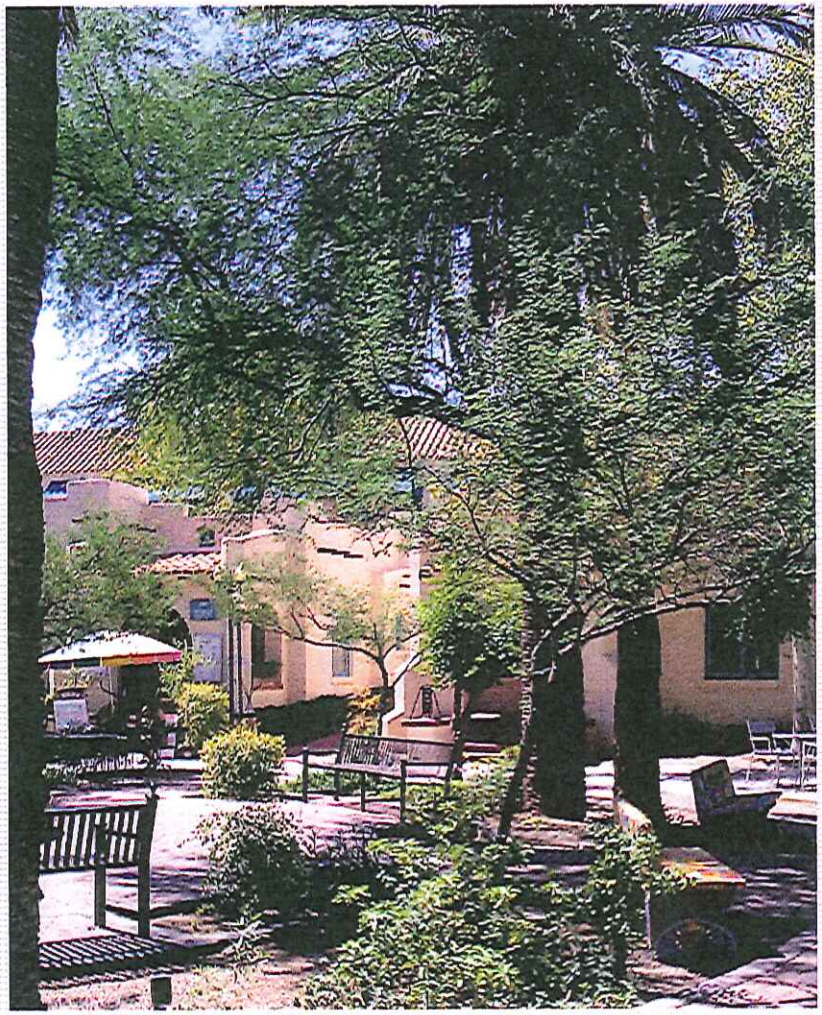
Area 2 Building and Massing Map



Area 2 Building and Massing Map

West University Transition Area

Pedestrian Comfort



Design for pedestrian comfort such as:

- shade,
- resting spots
- clear walkways
- connections to the city
- connections to public transportation

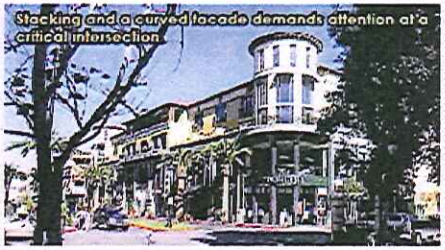
West University Transition Area

Building Design Guidelines

- **Building permeability-** 1st floor of building should have a significant portion of the façade with windows that allow activity within to be visible to passers by.
- **Visible/Identifiable entrances** from the street
- **Setbacks-** Building designed to be adjacent to the sidewalk.
- **Speedway Boulevard buffering/Park Avenue buffering**

West University Transition Area

Street Corners



Street Corners

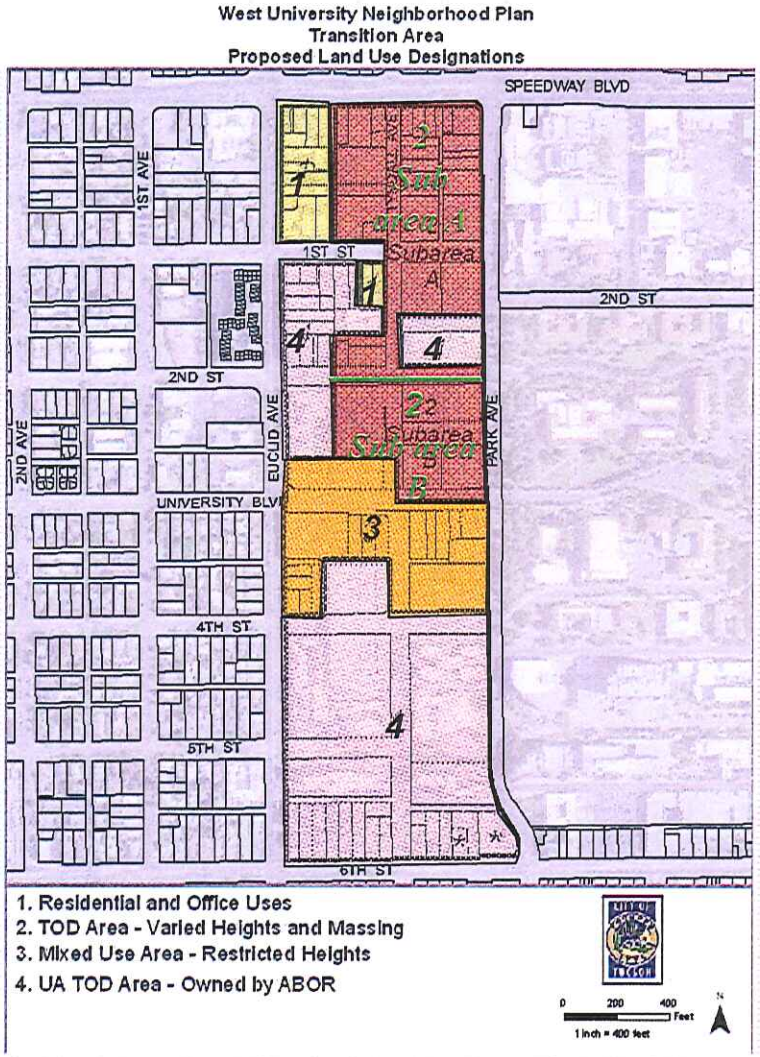
Street corners can become elements that add architectural value as they create areas for passive and active recreational uses.

West University Transition Area

Parking

- **Parking garages:** most parking should be within a structure. The design of the structure should activate the street and have an appealing façade.
- **Bicycle parking:** the addition of bicycle parking is encouraged.
- **Loading:** loading and service areas should be visually minimized and directed away from pedestrian areas

Proposed Land Use Designations



Plan Amendment Schedule

- **September 21, 2011 – Planning Commission informational item**
- **October 5, 2011 – Planning Commission study session**
- **November 2, 2011 – potential Planning Commission public hearing**
- **December 13, 2011 – potential Mayor and Council public hearing**

CONTACT INFORMATION

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