WEST UNIVERSITY NEIGHBORHOOD PLAN

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WEST UNIVERSITY NEIGHBORHOOD PLAN

Prepared by West University Neighborhood Association
November 1981

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WUNP – Amendment History

(December 13, 2011, Resolution #21836, added Table of Contents, Transition Area Policy 2, and Appendix)

Formal Action

Mayor and Council:

February 1, 1982 - Resolution 11733 (Adoption)
March 24, 1986 - Resolution 13561 (Amendment)
October 12, 1987 - Resolution 14220 (Amendment)
August 1, 1988 - Resolution 14564 (Update)
November 28, 1988 - Resolution 14706 (Amendment)
February 11, 1991 - Resolution 15586 (Amendment)
September 14, 1992 - Resolution 16107 (Amendment)
June 28, 1993 - Resolution 16335 (Amendment)
April 14, 1997 - Resolution 17608 (Amendment)
April 12, 1999 – Resolution 18264 (Amendment)
January 12, 2004 – Resolution 19760 (Amendment)
December 7, 2009 – Resolution 21449 (Amendment)
December 13, 2011 – Resolution 21836 (Amendment)

Hearings:

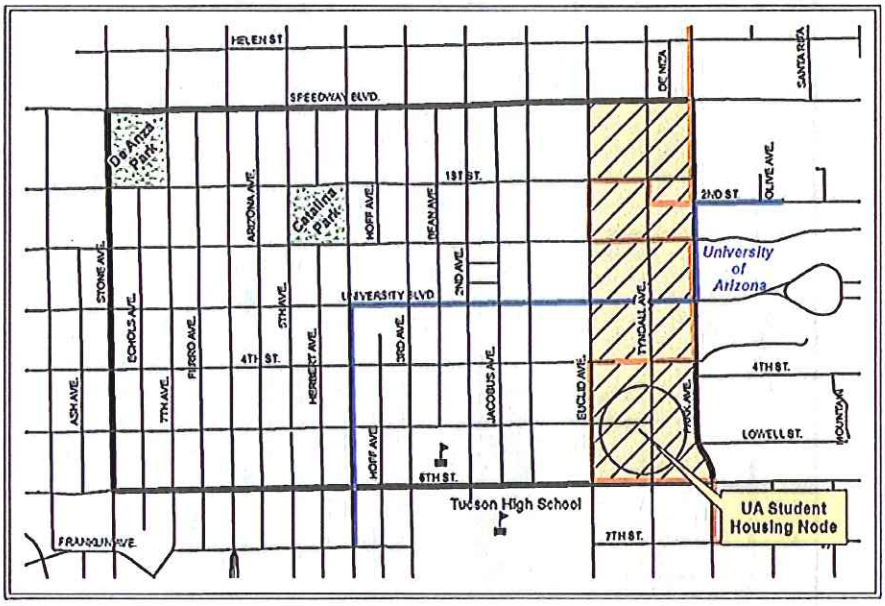
Mayor and Council	Citizens Advisory Planning Committee*
February 1, 1982	December 1 & 2, 1981
March 24, 1986	March 5, 1986
October 12, 987	September 2, 1987
August 1, 1988	July 6, 1988
November 28, 1988	November 2, 1988
February 11, 1991	January 16, 1991
September 14, 1992	August 5, 1992
June 28, 1993	April 7, 1993
April 14, 1997	March 5, 1997 (Planning Commission)
April 12, 1999	March 3, 1999 (Planning Commission)
January 12, 2004	December 3, 2003 (Planning Commission)
December 7, 2009	October 7, 2009 (Planning Commission)
December 13, 2011	November 2, 2011 (Planning Commission)

* The name of the Citizens Advisory Planning Committee was changed to the Planning Commission in 1995.

Profile/Related Plans

The *West University Neighborhood Plan* area is bounded by Speedway Boulevard on the north, Park Avenue on the east, Sixth Street on the south, and Stone Avenue on the west (see Map 1). It encompasses a 60-block area located approximately six blocks north of the Downtown Tucson area and immediately west of the University of Arizona (UA), and includes the northern portion of the Fourth Avenue commercial district. The West University plan area is approximately 0.36 square miles, and it is wholly located within the *University Area Plan* area (Adopted in 1989, see Map 2).

WEST UNIVERSITY NEIGHBORHOOD PLAN AREA
MAP 1



Legend

- Plan Area Boundary
- West University Transition Area
- Modern Streetcar Route
- University of Arizona Campus Planning Boundary
- Parks
- Schools

N
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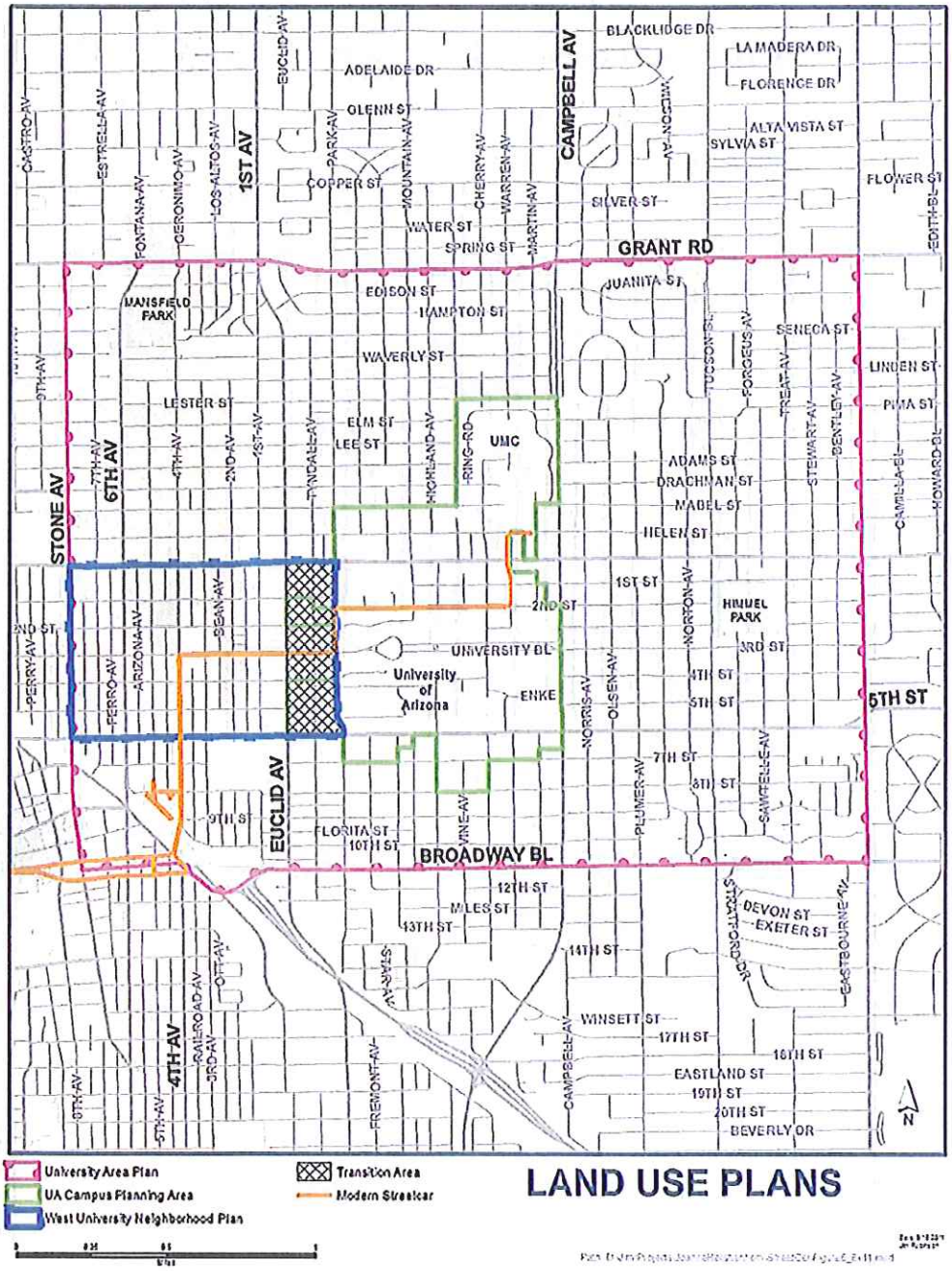
S

0 0.25 0.5
Miles

(December 13, 2011, Resolution #21836, updated Map 1)

MAP 2



(December 13, 2011, Resolution #21836, added Map 2)

The policies of the *West University Neighborhood Plan,* the *University Area Plan* and the City of Tucson's *General Plan*[*] provide guidance for proposed land use changes in the West University Neighborhood. If there are policy contradictions, the West University Neighborhood Plan will be controlling where it provides the most specific direction.

Plan History

University District Plan, 1970. Prior to the adoption of the *West University Neighborhood Plan* in 1982, the *1970 University District Plan* was used to guide land use planning in the West University area. The *University District Plan* assumed the UA would expand westward, and envisioned high-density apartments for UA students, and a mix of land uses across much of the neighborhood. Neighbors were concerned this plan would lead to the razing of many historic homes, and change the character of their neighborhood. To have a more active voice in neighborhood matters, they formed the West University Neighborhood Association (WUNA) in 1978, and began working toward achieving historic district status for the neighborhood.

At WUNA's urging, the *University District Plan* was revised in 1980. By then, the UA had limited its planned westward expansion to the area between Park and Euclid (i.e., the Transition Area), and the revised *University District Plan* reflected this. The 1980 *Plan* also emphasized preserving historic residential development. In 1980, WUNA's efforts led to most of the West University Neighborhood achieving National Historic District status. WUNA was also working to achieve listing as a local City of Tucson Historic District (i.e., the local Historic Preservation Zone or HPZ), which occurred in 1984.

West University Neighborhood Plan, 1982. WUNA also worked with city staff to draw up a new land use plan for the neighborhood. This led to the adoption, in 1982, of the *West University Neighborhood Plan*, which replaced the 1980 *University District Plan* as the land use planning document for the West University Neighborhood. The focus of the new *Plan* was to preserve and enhance the historic residential character of the neighborhood. This plan established a residential density cap of 40 units per acre in certain locations.

In the few years after the adoption of the 1982 *Plan*, there were several rezoning requests throughout the neighborhood, to allow residential structures to be converted to office and commercial uses. Redevelopment to higher intensity land uses was also getting underway in the Transition Area between Park and Euclid Avenues. At WUNA's request, the *West University Neighborhood Plan* was updated in 1988.

[*] *The General Plan* was originally adopted as the "*Comprehensive Plan*" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code.* The term "Comprehensive Plan (CP)" was changed to the "General Plan" by Ordinance 9517, which was adopted by Mayor and Council on February 12, 2001. This change in title does not affect the content of the Plan.

West University Neighborhood Plan, 1988 Update. The 1988 update maintained most of the policies in the 1982 *Plan*. Policies were added and/or revised to further restrict the conversion of residential structures to non-residential uses, limit building height throughout the neighborhood, and guide redevelopment in the Transition Area (between Speedway Boulevard and Sixth Street, and Park and Euclid Avenues). It was during this update that the 40-foot building height restriction in the Transition Area was added.

West University Neighborhood Plan, 2011 Amendment. Since the late 1980s, the Transition Area has been evolving into a higher-intensity mixed-use activity node, consistent with what would be expected next to a major university. A UA student housing node is near the southern end of the Transition Area, and the Main Gate commercial development is in the center of the Transition Area. Continued, higher-intensity infill development is expected, especially north of Main Gate and south of Speedway Boulevard.

In early 2010, the Mayor and Council directed staff to analyze policy issues and recommend changes that would facilitate infill development in the Downtown and University areas. Staff had long identified the 40-foot building height restriction and the density cap of 40 units pre acre in the Transition Area as problematic relative to urban intensity infill. The 2011 amendment removed the 40-foot building height restriction and the 40 units per acre density cap, and added a new policy section and design guidelines to guide the development of appropriate, mixed-use, pedestrian and transit-oriented urban infill in the Transition Area.

(December 13, 2011, Resolution #21836, added new section on Plan History)

Purpose

The goals of this plan are to

- Preserve and enhance the historic, residential character of the established neighborhood west of Euclid Avenue;

(December 13, 2011, Resolution #21836, added "historic" and "west of Euclid Avenue" to the above)

- Recognize the potential for land use changes associated with the planned implementation of the modern streetcar; and

- Promote transit-oriented infill development in the Transition Area (between Park and Euclid Avenues, and Speedway Boulevard and Sixth Street).

(December 13, 2011, Resolution #21836, added the second and third goals)

Adopted Policies and Recommendations

POLICY 1 - NEIGHBORHOOD CONSERVATION: Protect the residential character of the established neighborhood west of Euclid Avenue.

(December 13, 2011, Resolution #21836, added "west of Euclid Avenue" to the above)

Action Needed

A. Utilize *Tucson's Historic District Ordinance* to protect the historic character of the West University Neighborhood.

B. Preserve sound housing throughout the West University Neighborhood while implementing programs to improve deteriorated housing.

1. Establish a housing rehabilitation cooperative in the West University Neighborhood that will sponsor and implement a series of self-help programs for neighborhood property owners and residents to minimize building rehabilitation costs.

2. Encourage the use of currently available and future Federal, State and local housing rehabilitation and historic preservation programs by neighborhood residents (e.g., local emergency rehabilitation and weatherization programs).

3. Aid and encourage owners and residents to improve and maintain their properties and contribute to an improved appearance for the neighborhood.

4. Encourage owners of alley houses to upgrade the structures to make them an attractive part of the neighborhood.

5. Except in the Transition Area, encourage voluntary downzonings throughout the neighborhood in areas where:

(December 13, 2011, Resolution #21836, added "Except in the Transition Area" to the above)

a) Existing land use is inconsistent with present zoning;

b) The stability and integrity of the neighborhood is threatened;

c) Present zoning is inconsistent with the land uses specified on the Land Use Map, particularly in those areas designated "Maintain and Infill Low Density Residential and Related Services."

(December 13, 2011, Resolution #21836, changed name of Development Concept Map to Land Use Map)

Groupings of downzonings are encouraged in order to maximize their impact and assure efficient processing.

6. Discourage rezonings to nonresidential use or more intensive residential use in the areas designated as "low density residential" on the Land Use Map, except as provided for in Policy 4.A.1., which supports the conversion of residential structures to office uses along major streets, subject to certain criteria.

(December 13, 2011, Resolution #21836, changed Policy 3.A.1 to Policy 4.A.1, and added description of Policy 4.A.1 to the above)

7. Limit building heights west of Euclid Avenue to that allowed by zoning on August 1, 1988.

(December 13, 2011, Resolution #21836, deleted policies 1.B.7. – 9. Maintained Policy 1.B.10, renumbered it to Policy 1.B.7., and modified allowable building heights in the Transition Area – see Transition Area policy section)

C. Develop and implement programs that will contribute to an increase in homeownership within the West University Neighborhood to promote neighborhood stability and reinvestment.

1. Support the conversion of existing rental housing units to fee simple owner-occupancy, cooperative and condominium forms of ownership.

2. Maintain and infill low density (1-15 units per acre) housing in appropriate locations as shown on the Land Use Map.

D. Maintain the economic and ethnic diversity historically present in the West University Neighborhood.

1. Provide a full range of recreational, educational and community service facilities to fulfill the needs of neighborhood residents.

2. Support the continued presence of community-based organizations offering community service and recreational facilities.

3. Support the continued presence of Roskruge Elementary School.

4. Encourage the development of an agreement between the City of Tucson Parks Department and Tucson Unified School District #1 to provide community recreational facilities and programs at Roskruge Elementary School.

E. Improve the appearance and quality of the landscape within the West University Neighborhood consistent with the area's historic character.

1. Improve, as economically feasible, the condition of the residential landscape.

2. Encourage the selection and installation of plant materials that were historically used or are of similar appearance and scale of historically utilized plants to the neighborhood.

3. Encourage the selection and installation of plant materials that will not require excessive water or maintenance, especially when located in the public right-of-way.

POLICY 2 - TRANSITION AREA

The Transition Area is subject to the following policies and design guidelines. If there is a conflict between this section's policies and another part of the neighborhood plan, this section shall take precedent.

The Transition Area includes Areas 1, 2, and 3, as shown on Map 3. Areas 1 and 2 consist mostly of privately-owned property, while Area 3 consists mostly of property owned by the Arizona Board of Regents (ABOR). It is encouraged that the ABOR properties be developed consistent with the transit-oriented development (TOD) policies and design guidelines in this plan. Land uses encouraged in Areas 1, 2, and 3 are indicated in Policy A below. Maximum allowable building heights are indicated in Policy B below.

POLICIES

A. Land Use

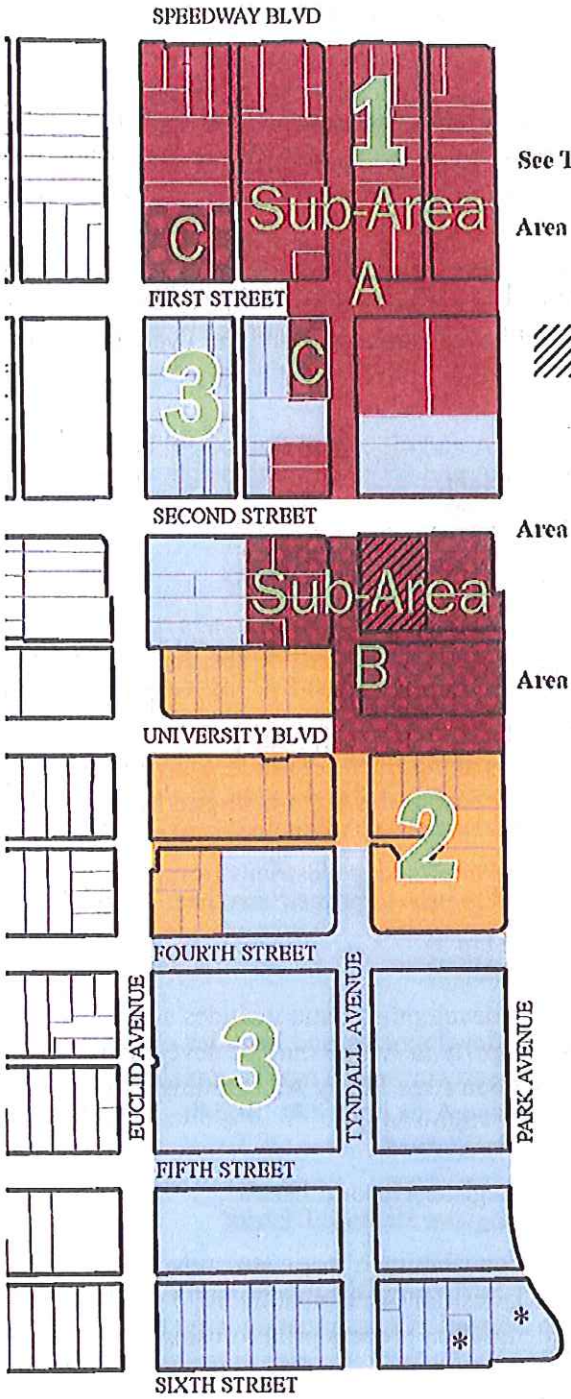
1. The following uses are considered supportive of TOD and are encouraged in Areas 1, 2, and 3. In addition, a use not listed below may be allowed if the Planning and Development Services Director makes a finding that the subject use is of the same intensity as the uses listed below.

   Administrative and Professional Offices
   Alcoholic Beverage Services, including micro-breweries
   Civic Assembly
   Cultural Uses
   Day Care - Child Care
   Educational Uses
   Educational Use-Post-Secondary
   Entertainment Uses, including theaters
   Financial Services
   Food and Beverage Sales
   General Merchandise Sales
   Instructional School
   Lodging
   Medical Services – Outpatient
   Mixed Use (a combination of residential and other uses in this list)
   Parking
   Personal Services
   Residential, Attached
   Residential, Multi-Family
   Travelers' Accommodation

2. Allowable Special Transit-Oriented Development (TOD) Uses

   Drive-thrus may be allowed as an accessory use and shall be designed so as not to interfere with pedestrian circulation.

MAP 3 TRANSITION AREA LAND USE DESIGNATIONS



See Transition Area Policy A for allowable land uses.

Area 1: Transit-Oriented Development (TOD) Area
Includes Sub-Areas A, B, C
Varied Heights - See Transition Area Policy B

Amended 12/7/2009, Resolution No. 21449, to allow 140 - foot high building in the northwest portion of the block bounded by Second Street, Park Avenue, University Boulevard, and the Tyndall Avenue alignment

Area 2:
Mixed Use Area
Restricted Heights - See Transition Area Policy B

Area 3:
University of Arizona TOD Area
Owned by ABOR, except *privately owned

Support TOD on privately owned parcels. Building height consistent with surrounding development - See Transition Area Policy B

B. Building Height

1. Area 1 – Transit-oriented Development (TOD) Area

   Area 1 has three Sub-Areas, A, B and C (see Map 3). Allowable building heights are as follows:

   a. Sub-Area A: A variety of building heights, not to exceed 14 stories, is allowed, as per Maps 4A and 4B. Sidewalks will be designed to protect pedestrians from Speedway Boulevard and Euclid Avenue traffic.

   b. Sub-Area B (Maps 3, 4A and 4B): Building heights in this area are restricted to the existing zoning building height; except a building height not to exceed 14 stories is allowed in the northwest portion of the block bounded by 2nd Street, Park Avenue, University Boulevard, and the Tyndall Avenue alignment.

   c. Sub-Area C (see Maps 3, 4A and 4B): Building height is restricted to the existing zoning building height.

2. Area 2 – Mixed Uses, Restricted Heights (see Map 3)

   a. Unless otherwise noted, building height in this area is restricted to the existing zoning building height, and shall not exceed 40 feet for new development.

   b. The properties at the northeast corner of Euclid Avenue and Fourth Street may be developed to four stories along Euclid Avenue, to align with the Geronimo Hotel, and six stories to the east of this alignment (see Maps 4A and 4B).

   c. Sidewalks will be designed to protect pedestrians from Euclid Avenue traffic.

3. Area 3 – UA TOD Area (see Map 3)

   Area 3 consists mostly of UA development, and includes a couple of parcels not owned by ABOR. Private property in Area 3 may be developed with TOD-supportive uses, as per Transition Area Policy A. Building height consistent with the surrounding development is allowed.

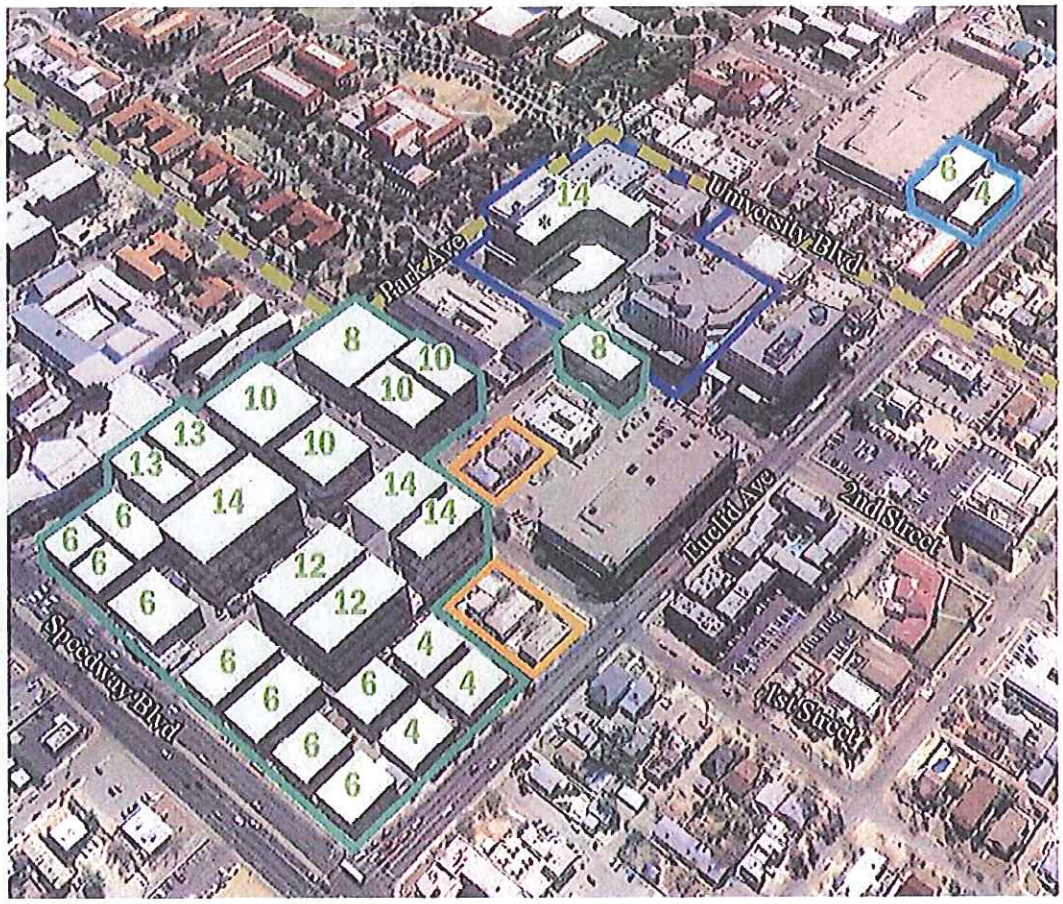
C. Demolition Proposals, National Register Historic District

1. A demolition proposal for a contributing historic structure located in the National Register District within the Transition Area must undergo the Historic Preservation Zone (HPZ) demolition process prior to using the Urban Overlay District (UOD) zoning option.

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

MAP 4B BUILDING and MASSING

View from University/Euclid, looking northeast

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

TRANSIT-ORIENTED DESIGN GUIDELINES

The following design guidelines apply to the Transition Area:

1. Overall Design Guideline - Development in the Transition Area shall be focused on creating an urban neighborhood with residential and non-residential uses, and a multi-modal emphasis that is comfortable for pedestrians.

2. Streetscape Design - In developing a streetscape for a new development, the following design features apply:

   Sidewalks
   Sidewalks should be designed to be consistent with adjoining properties, and wide enough to comfortably accommodate pedestrian traffic. Further, they should include space for street features like outdoor seating for restaurants and cafes, merchandise display, vegetation, and street lights. Sidewalks will be designed to protect pedestrians from arterial traffic.

   Building Height Transitions
   Buildings along Speedway Boulevard and Euclid Avenue should be designed to step back building height away from the arterial streets.

   Permeability
   First floors of buildings should have a significant portion of the façade area with windows that highlight visible activity within and outside the building.

   Entrances
   Front doors should be visible or identifiable from the street and spaced to accommodate pedestrians.

   Setbacks
   Building should be designed to be adjacent to the sidewalk. Parking areas should be either within a parking structure or at the side or rear of the building.

   Shade
   Walking, waiting, and seating areas should be designed to assure that pedestrians are provided a shade option by trees or artificial shading devices, such as covered walkways, awnings, balconies, and overhangs. Shaded patios, courtyards, and covered walkways contribute to a pedestrian environment, add architectural value, and create areas for passive and active recreation.

   Landscaping
   Vegetation should be encouraged around development to provide shade and ground cover so as to present a cool respite from the extremes of Tucson weather. The vegetation should be drought tolerant and planted using best practices of urban landscaping design. Vegetation should be strategically located to reduce solar heat gain and create shade.

Street Corners
Street corners offer an opportunity to create open space, public gathering places, and neighborhood entry features. Buildings at street corners have a high level of visibility. The height, massing and accent materials of buildings at corners should be encouraged to display interesting architectural features, and create shade areas and public gathering spaces. Uses such as cafes and restaurants, when safely designed, should be located nearby to activate the area.

Open Space
New development is encouraged to have ample open space features such as esplanades, courtyards, plazas and similar features to create public gathering spaces. Pedestrian activities should be considered in the design and planning of ground floor spaces so there is easy passage to the nearby public spaces. It is important that the plazas, parks and similar open space areas provide ample shade structures and tree canopies. Open space areas should be designed as a ratio of the lot size, and have a public function.

3. Architectural Design

Scale, Proportion, and Massing
A building's scale, proportion and massing should create a comfortable and well-detailed urban environment by establishing a broad variety of buildings, heights, architectural form and detail. Scale, proportion, and massing should also establish architectural patterns or features that relate to adjacent developments. Large areas of undifferentiated or blank building façades or out-of-scale buildings should be avoided. Varying proportions are encouraged. The building design and street level architectural details should reinforce active streetscapes and be of visual interest to pedestrians.

Solar Heat Gain
Landscaping and shade are especially encouraged on the south and west sides of new development. Heat build-up should be minimized, especially in pedestrian areas. Energy consumption should be designed to be efficient within the development. Paved surfaces should be minimized on the south and west sides of buildings where vegetated ground cover, permeable surfaces and trees are encouraged. Roofs should be designed to include vegetation and/or highly reflective materials.

4. Parking Design - Most parking should be within a parking structure. Parking structures should be designed to activate the street level by incorporating ground floor retail/commercial uses, and have visually appealing facades. Large areas of surface parking should be discouraged, as they create an uninviting pedestrian zone. Individual parking plans are encouraged for each development. The City or other property owners may need to consider a public parking structure if the need for one is identified. All new development must include adequate bicycle parking.

5. Loading and Service Areas Design - Loading and service areas should be located away from pedestrian areas, and visually minimized. Service driveways should be at the rear or side of development, or located within a parking structure. They should be screened with landscaping or other architectural screening elements. Temporary loading zones may be located on rear or side streets and used during off-peak hours.

6. Access Management - Existing and new sidewalks should be maintained to be readily accessible and easily connected to adjoining properties. Where driveways are necessary, they should be designed to have the least interference with pedestrian areas.

7. Special Streetscape Design Scenarios

   a. *Speedway Boulevard and Park Avenue Buffering*
   Development along Speedway Boulevard and Park Avenue should be designed to assure pedestrian comfort and safety, by incorporating wider street setbacks along Speedway Boulevard and maintaining existing sidewalk widths (at least 10 feet) on Park Avenue. Bollards, trees and similar features should be used to increase pedestrian safety, especially along Speedway Boulevard. Wider sidewalks should also be considered, to allow pedestrian passage and safety.

   b. *Southeast Corner of Speedway Boulevard and Euclid Avenue*
   Development along this corner should be designed to be historically compatible with the adjacent neighborhood to the west.

   c. *Northeast corner of Euclid Avenue and Fourth Street Buffering*
   Development along Euclid Avenue should be designed to assure pedestrian comfort and safety. Bollards, trees and similar features should be used to increase pedestrian safety. Wider sidewalks should also be considered, to allow pedestrian passage and safety.

(December 13, 2011, Resolution #21836, added new Transition Area policy section – Policy 2)

POLICY 3 - NEW RESIDENTIAL DEVELOPMENT (Outside of the Transition Area)

(December 13, 2011, Resolution #21836, Policy 2 was renumbered to Policy 3, and added "Outside of the Transition Area")

As living in the inner city becomes more attractive and more in demand, incentives are needed to encourage construction of residential units that maintain the vitality of neighborhoods and their schools. This policy applies to new residential development outside of the Transition Area.

(December 13, 2011, Resolution #21836, added the last sentence to the paragraph above)

Action Needed

A. Encourage the construction of new compatible residential development within the West University Neighborhood.

   1. Encourage the development of sensitively designed housing units on scattered lots (infill construction) throughout the West University Neighborhood.

   2. Stimulate the construction of sensitively designed, moderate density housing and explore the potential for mixed use residential/commercial development at appropriate locations as shown on the Land Use Map. Except in the Transition Area, moderate residential densities of 15-40 units per acre are appropriate.

      (December 13, 2011, Resolution # 21836, added "except in the Transition Area"; renumbered Policy 2.A.2.a. to Policy 3.A.2., and deleted Policies 2.A.2.b. and c. Policy 2.A.2.b. related to an October 12, 1987 amendment for the block bounded by 2nd Street, Tyndall Ave., University Blvd. and Euclid Ave., which was subsequently developed as part of Main Gate Square (Resolution # 14220). Policy 2.A.2.c. related to a January 12, 2004 amendment (Resolution # 19760) at the southwest corner of Park Avenue and First Street, which was superseded by the Transition Area Policies).

B. Ensure that new residential developments of significant size incorporate general recreational amenities and landscape areas as part of their overall development programs.

C. Ensure that new residential developments provide adequate off-street parking. This is especially important in areas of the neighborhood where existing houses do not have off-street parking.

D. Encourage that underutilized alleys either be vacated and returned to adjacent property owners, developed for other public purposes (e.g., recreational facilities), developed as off-street parking areas, or sold to private developers.

POLICY 4 - COMMERCIAL AND OFFICE DEVELOPMENT (Outside of the Transition Area)

(December 13, 2011, Resolution #21836, Policy 3 was renumbered to Policy 4, and added "Outside of the Transition Area")

Commercial and office activities serve the needs of the neighborhood, the community and the region. Therefore, the adequacy and appropriateness of office or commercially zoned land should be evaluated and zoning adjustment made when necessary. This policy applies to new commercial and office development outside of the Transition Area.

(December 13, 2011, Resolution #21836, added the last sentence to the paragraph above)

Action Needed

A. Ensure that conversion of residential structures to nonresidential uses is minimized to protect the integrity of residential areas.

1. Closely review all zoning requests for conversion within the neighborhood to ensure they comply with the following criteria:

Consider conversion of residential uses to office uses along major streets in the "Low Density and Related Services" areas, only when all of the following criteria apply:

(March 24, 1986, Resolution #13561, WUNP Commercial Development Policy 4.A.1)

(December 13, 2011, Resolution #21836, renumbered Policy 3.A.1 in amendment reference above to 4.A.1)

a. the adjacent uses and zoning are also office or commercial.

b. access can be provided from the front or side of the property

c. parking and maneuvering requirements can be met on-site.

d. the parcel is not suitable for residential purposes.

When a rezoning application is for adaptive reuse, the stability of the property for residential purposes shall be determined by the governing body on a case by case basis.

2. Consider the partial conversion of residential uses to residentially scaled office uses in the "Low Density and Related Services" areas when in conformance with the following criteria:

a. The property is of suitable size and configuration such that the residential and office component use can operate compatibly on-site. This will be accomplished by maintaining the existing residential portion of the site.

b. The scale of the office use, considering its size and intensity, will not create traffic, parking, or other negative impacts which would adversely affect the character of the area.

c. The residential and office component use meets the following criteria:

1) The property is located within 400 feet of Speedway Boulevard, Stone Avenue or Euclid Avenue.

2) All parking and maneuvering can be met on-site.

3) The office component portion of the site contains no more than two offices. If two offices are desired, the total square footage of both offices combined total a minimum of 1,600 square feet.

4) No more than 60 percent of the building or structure is devoted to office use.

5) The residential component is retained on-site and does not have a home occupation

6) The residential portion of the property contains only one single family use.

(June 28, 1993, Resolution #16335, WUNP Commercial Development Policy 4.A.2.)

(December 13, 2011, Resolution #21836, renumbered Policy 3.A.2 in amendment reference above to 4.A.2)

B. Prevent the establishment or extension of strip commercial districts in the neighborhood.

1. Support the maintenance, intensification, and strengthening of existing neighborhood commercial nodes at University Boulevard/Tyndall Avenue and Fourth Avenue/Sixth Street.

2. Restrict commercial development to those areas identified on the Land Use Map.

(December 13, 2011, Resolution #21836, changed Development Concept Map to Land Use Map)

C. Upgrade and maintain existing commercial services.

1. Promote shared off-street parking facilities, the development of streetscape improvement programs, and the establishment of landscape buffers between commercial uses and adjacent residential properties.

2. Encourage commercial retail and service uses and related facilities to screen storage and trash removal areas.

3. Encourage the development of off-street parking areas with appropriate amenities and screening within defined commercial districts.

D. Allow for the adaptive use/reuse of the historic YWCA building for professional and semiprofessional office uses, if the following criteria are met:

1. The existing principal structure on the parcel is retained.

2. The existing principal structure, which contributes to the historic district, is maintained.

3. The governing body has determined that the structure is not suitable for residential use.

4. The office use does not adversely impact surrounding land uses.

(September 14, 1992, Resolution 16107, WUNP, add Commercial Development Policy 4.D Adaptive Reuse of YWCA)

(December 13, 2011, Resolution #21836, renumbered Policy 3.D in amendment reference above to 4.D.)

E. Allow for the adaptive reuse of the old Lohse YMCA site for residential, craftwork, entertainment, gallery, professional, and semi-professional office and restaurant uses if the following criteria are met:

1. The craftwork, entertainment, gallery, and office uses do not adversely impact surrounding residential land uses.

2. Adequate off street parking is provided to prevent spill-over into the West University Neighborhood.

3. Parking access and egress are designed so as to minimize non-residential traffic on residential streets.

(April 14, 1997, Resolution #17608, WUNP add Commercial Development Policy 4.E. Adaptive Reuse of YMCA)

(December 13, 2011, Resolution #21836, deleted the first criterion under Policy 4.E, as the principal structure had long been demolished, and renumbered the remaining three criteria; and renumbered Policy 3.E in amendment reference above to 4.E.)

POLICY 5: PUBLIC IMPROVEMENTS

West of Euclid Avenue, develop and maintain a streetscape that supports the West University Neighborhood's residential and historic character.

(December 13, 2011, Resolution #21836, Policy 4 was renumbered to Policy 5, and added "West of Euclid Avenue" to the sentence above)

Action Needed

A. Ensure that any transportation improvements that affect the West University Neighborhood are designed to ensure maintenance and preservation of neighborhood integrity and character.

   1. Ensure that any transportation improvements within or adjoining the neighborhood are done in a manner which minimizes impact on the neighborhood. Great care should be taken to ensure maximum protection to existing residential structures within the National Register of Historic Districts, and minimum property acquisition should occur only after all other avenues of action have been explored with the neighborhood.

   2. Work closely with municipal and regional transportation planners to minimize new traffic flow within the neighborhood and, insofar as possible, to reduce existing traffic flow.

   3. Maintain residential speed limits on all interior streets within the neighborhood.

   4. Ensure that new major traffic arteries are routed around, rather than through, the neighborhood.

   5. Ensure that all residential uses are adequately buffered from major transportation corridors.

B. Support the development of public transit facilities necessary to serve the West University Neighborhood, and link it with other parts of the community.

   (December 13, 2011, Resolution #21836, added "and link it with other parts of the community")

   1. Maintain a level of bus routes and stops which adequately serve the community while protecting lower density residential areas from unwarranted intrusion.

   2. Encourage the appropriate maintenance of bus stops and waiting areas, including the surfacing and placement of benches and bus waiting shelters.

   3. Develop bus stop benches and shelters that are architecturally consistent with the historic nature of the West University Neighborhood.

4. In coordination with the *El Centro de Tucson Design Plan*, encourage the reintroduction of the University trolley/tram following the Fourth Avenue/University Boulevard route to the Central Business District (CBD).

5. Support the implementation of a modern streetcar in the neighborhood, linking the UA, Fourth Avenue, the Tucson Downtown area, and areas west of Downtown.

(December 13, 2011, Resolution #21836, added new Policy 5.B.5.)

C. West of Euclid Avenue, upgrade and improve the existing streetscape elements (lights, signs, and sidewalks) in a manner that is consistent with the residential and historic nature of the West University Neighborhood.

(December 13, 2011, Resolution #21836, added "West of Euclid Avenue")

1. Develop and implement a neighborhood-wide program to upgrade the existing street light system to contemporary standards for security and energy conservation, while maintaining the historic street lights in designated areas.

2. Ensure that all remaining old style street signs are preserved. In addition, develop a program to replace all new style signs with newly-manufactured replicas of the old style signs. The designated National Register of Historic Districts should receive first priority for this program. However, the entire West University Neighborhood should eventually receive the old style signs to promote neighborhood identity.

3. Replace damaged sidewalks and install new sidewalks where none exist. Ensure that all sidewalk replacement and repair work maintain WPA imprints and cast metal water utility stop boxes.

D. Designate and improve major pedestrian corridors that: (a) link major community elements (e.g., residential areas, commercial areas, campus) and (b) stimulate foot travel and bicycling.

1. Install handicapped ramps at all major street intersections.

2. Encourage paving and lighting improvements to public alleys throughout the neighborhood.

E. Work for the continued upgrading, facility improvements, and security patrols in DeAnza and Catalina Parks to encourage community social interaction.

1. Provide general improvements to DeAnza and Catalina Parks, such as lighting, irrigation systems, planting beds, walkways, seating, etc.

2. Continue the development of DeAnza Park, at Speedway Boulevard and Stone Avenue, as a community park to serve the needs of the neighborhood, the adjacent Pima Community College and city-wide needs.

3. Continue the development of Catalina Park, at Fourth Avenue and Second Street, as a neighborhood park to primarily serve the needs of neighborhood residents (e.g., active recreation, passive recreation, events programming).

POLICY 6: UNIVERSITY OF ARIZONA

(December 13, 2011, Resolution #21836, Policy 5 was renumbered to Policy 6)

Work closely with the UA to assure that University-related development is compatible with the character of the neighborhood.

Action Needed

A. Continue to coordinate with the UA regarding the implementation of projects in the West University neighborhood, consistent with this neighborhood plan and the UA Comprehensive Campus Plan.

(December 13, 2011, Resolution #21836, modified policy wording but maintained intent. Deleted references to Campus Community Relations Committee, transition zone, and 1988 UA Comprehensive Campus Plan)

B. Work with the UA and the City of Tucson to limit the number and ensure the appropriate location of fraternities and sororities so as to minimize adverse impacts on the Neighborhood.

C. Continue to work with the UA and the City of Tucson Transportation Department in examining the possibility of street closures in the Fifth Street and Tyndall Avenue area.

MAP 5 West University Neighborhood Plan Land Use Map

Legend

- 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 Area
- 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 No. 16107.)
- Amended December 13, 2011, Resolution No. 21836 to allow land uses and building heights as per the Transition Area Policies.

(December 13, 2011, Resolution #21836, revised Proposed Generalized Future Development Concept Map in the Transition Area, and renamed it the WUNP Land Use Map)

APPENDIX

WUNP – AMENDMENT HISTORY

DATE	Reso. #	Amendment Description	Map Change	Policy Change	NOTES
3/24/1986	#13561	In "low density and related services areas", the policies were revised to prohibit conversions of residential to commercial uses, and to allow conversions of residential to office uses only along major streets, and subject to certain criteria.		X	Neighborhood-initiated amendment, in response to several rezoning requests to convert residential to commercial and office uses, in "low density and related services areas."
10/12/1987	#14220	Allowed high-density dormitory housing (up to 126 units/acre), and building heights of up to 90 feet, with integrated commercial development, on the block between Tyndall and Euclid Avenues, and University Boulevard and 2nd Street Prior to the amendment, the plan called for "maintaining existing commercial uses" on the eastern half of the site, and mixed-use commercial/ residential development (15-40 units/acre) on the western half of the site.	X	X	The project upon which the amendment was based (UT Commons) was never built. Because the amendment allowed for an increased building height, it allowed a rezoning to proceed for the Main Gate redevelopment, including the hotel at the southwest corner of Tyndall and 2nd Street. The amendment area was redeveloped with the hotel, the UA's University Services building west of the hotel, and Main Gate shops along University Boulevard.

DATE	Reso. #	Amendment Description	Map Change	Policy Change	NOTES
8/1/1988	#14564	Neighborhood Plan Update		X	Plan was updated at the request of the neighborhood. Plan policies were revised to strengthen the language that promotes maintaining and enhancing the residential character of the neighborhood. New policies were added to guide development in the transition area, as well as development by the University of Arizona in the neighborhood plan area.
11/28/1988	#14706	On Speedway Boulevard, in "low density and related services" areas, permitted the conversion of residential uses to O-1 office uses even if the adjacent uses and zoning are residential (it waived the adjacency criterion along Speedway Boulevard).		X	See Commercial And Office Development Policy 3.A.1, and footnote 1. Some homes along Speedway were subsequently rezoned to O-1 and converted to residentially-scaled office uses.
2/11/1991	#15586	Allowed residentially-scaled office uses on the east side of Euclid, between Speedway Boulevard and First Street. Prior to the amendment, low density residential and related services were allowed.	X	X	The Marshall Foundation rezoned and converted three residential structures to O-1 office uses, at the northeast corner of Euclid and First Street.
9/14/1992	#16107	Allowed the historic YWCA building, at 738 N. Fifth Avenue, to be adaptively re-used for office purposes. Prior to the amendment, the plan allowed "public/semi-public uses."	X	X	The site was rezoned to permit office uses, and the building is currently used as offices.

DATE	Reso. #	Amendment Description	Map Change	Policy Change	NOTES
6/28/1993	#16335	Allowed partial conversion of residential uses to residentially-scaled office uses, in "low density residential and related services areas", subject to criteria.		X	Amendment was filed to allow the property at 1010 N. Fifth Ave. to be rezoned to O-1, to allow the owner to sublease the office space. There was a legal, non-conforming office use on the site, in addition to a residential use. Without the rezoning, code restrictions allowed only the resident and one outside employee to use the office space. The amendment request resulted in a decision to add a new policy allowing partial conversions of residential to office uses in certain locations, subject to certain criteria. The site was subsequently rezoned and redeveloped with a small office use.
4/14/1997	#17608	Allowed a mix of studio, rehearsal, performance, gallery, office and residential uses, on the site of the former Lohse YMCA building on NEC N. 5th Ave. and E. 6th Streets.		X	This amendment was for the International Arts Center, which was never built. The building was razed. The site, which had been vacant for over a decade, is being developed as a 5-story student housing project.
4/12/1999	#18264	Allowed a residentially-scaled office use (O-1) on three lots at the southwest corner of First Street and Tyndall Avenue. Prior to the amendment, the area was designated as University Acquisition Area.	X		A rezoning to O-1 was processed but expired. The buildings are used primarily for University of Arizona purposes.

DATE	Reso. #	Amendment Description	Map Change	Policy Change	NOTES
1/12/2004	#19760	Allowed up to 6-story, mixed-use development at the southwest corner of Park Avenue and First Street. The previous land use designation was "maintain existing commercial".	X	X	The site has been developed with a bank and an associated parking area for several decades.
12/7/2009	#21449	Allowed a 140-foot high building at the southeast corner of Tyndall Avenue and Second Street. The site, which is west of the Louise Foucar Marshall Building, is currently vacant and is used as a surface parking area.	X		The amendment was for a planned hotel that would be the final phase of the Main Gate development.
12/13/2011	#21836	Added a new policy section and design guidelines to support transit-oriented development in the Transition Area, and the implementation of a modern streetcar through the neighborhood. Updated other sections of the plan.	X	X	This amendment was directed by the Mayor and Council.