

Jefferson Park Neighborhood Plan



*Adopted by the Mayor and Council, December 16, 2008
Resolution No. 21173*

December 16, 2008

Jefferson Park Neighborhood Plan

Jefferson Park Neighborhood

in collaboration with the

City of Tucson, Department of Urban Planning and Design

and its consultant

University of Arizona, College of Architecture and Landscape Architecture,
The Drachman Institute

For further information regarding this document, please call the City of Tucson Department of Urban Planning and Design at 791-4505.

Este documento se publica en inglés solamente. Para solicitar asistencia en la traducción de este documento, las personas de habla hispana pueden comunicarse con el departamento de Diseño y Planificación Urbana, llamando al 791-4505, o visitando sus oficinas ubicadas en el tercer piso del edificio Mac Arthur, con dirección 345 East Tool Avenue.

CREDITS

Jefferson Park Neighborhood Citizen Steering Committee

Dyer Lytle, Chair	Robert Chang
Michael Crawford	Joan Daniels
Curt Ench	Jennifer Fornander
Pat Illg	Nancy Martin
Tom Mueller	Bob Schlanger
Suzanne Trappman	Dana Weant

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 Hein

City of Tucson, Department of Urban Planning and Design

Albert Elias, Director
Chris Kaselemis, Comprehensive Planning Administrator
Rebecca Ruopp, Principal Planner and Project Coordinator

Consultant under Contract to the City of Tucson: University of Arizona, College of Architecture and Landscape Architecture, The Drachman Institute

Corky Poster, Director
Marilyn Robinson, Associate Director

TABLE OF CONTENTS

INTRODUCTION 1

NEIGHBORHOOD PAST AND PRESENT 2

NEIGHBORHOOD VISION STATEMENT 6

LAND USE GOALS, POLICIES, AND STRATEGIES

PLAN IMPLEMENTATION 7

GOAL #1: NEIGHBORHOOD PRESERVATION 9

Preserve Jefferson Park’s traditional low-density single-family residential character and insure that land use, rehabilitation and new development are compatible with existing development.

GOAL #2: NEIGHBORHOOD LANDSCAPE AND STREETScape 15

Enhance the quality of life for residents of this area by increasing neighborhood amenities, revitalizing pedestrian and community life, and creating a safe and enjoyable living environment.

COMMUNITY GOALS, POLICIES, AND STRATEGIES

GOAL #3: DEVELOPMENT OF COMMUNITY 20

Create a “sense of community” in Jefferson Park, engaging all residents in a shared and respectful community life, increasing neighborhood safety, stewardship, and stability.

Appendices (*Under separate cover*)

- Appendix A Jefferson Park Neighborhood Process for the Development of an Official Neighborhood Plan
- Appendix B Jefferson Park Neighborhood Inventory and Analysis
- Appendix C Jefferson Park Neighborhood Survey and Results
- Appendix D City of Tucson, University Area Plan (Adopted 1989, Amendments 1991 and 2003)
- Appendix E Jefferson Park Neighborhood Illustrative Landscape and Streetscape Master Plan
- Appendix F University of Arizona, Comprehensive Campus Plan 2003, Executive Summary

INTRODUCTION

The plan that follows is the result of a two-year process that-- included public neighborhood meetings and steering committee meetings, surveys, a design charrette, one-on-one discussion, and a healthy interactive process among Jefferson park neighbors, stakeholders, and planners. The process, which is summarized in Appendix A, began with an extensive inventory and analysis (Appendix B) and a neighborhood survey (Appendix C). The City of Tucson, Department of Urban Planning and Design, and its consultant, the University of Arizona College of Architecture and Landscape Architecture, Drachman Institute, managed the work.



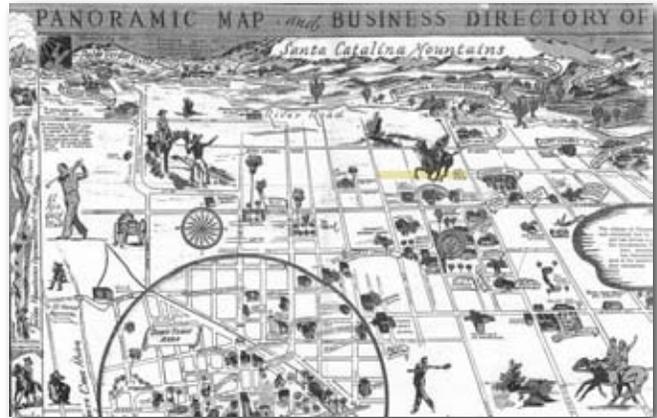
Jefferson Park Neighborhood Plan Meeting

Neighborhood Plan Elements

- a vision statement, i.e., a consensus work picture of a desired future
- an explanation of circumstances under which the Plan will be implemented
- a description of a process to assess the Neighborhood's progress with the Plan
- three major goals that define the desirable future 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 are available under separate cover.

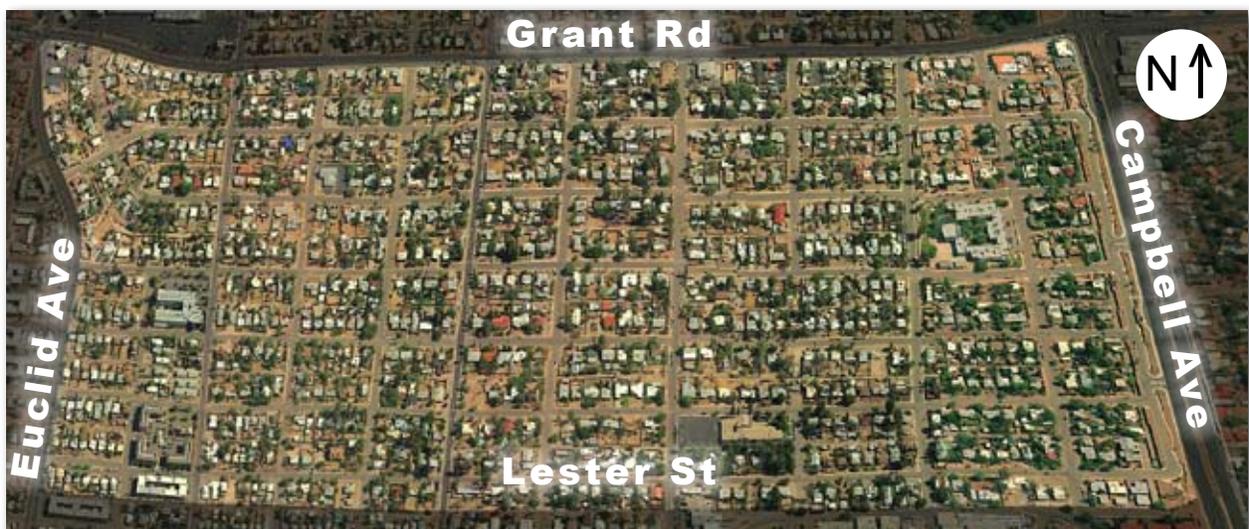
NEIGHBORHOOD PAST AND PRESENT

The Jefferson Park Neighborhood (the Neighborhood) dates to the late 1890s, growing out of a land claim under the Homestead Act of 1862. Anna Stattelmann built the original homestead around 1898 on the corner of what is now Santa Rita Avenue and Linden Street. The Neighborhood is named after the Jefferson Park Elementary School. Jefferson Park was recognized as a Neighborhood by the City of Tucson in 1979.



Tucson Panoramic Map 1937

The Neighborhood is roughly one mile (E-W) by one half mile (N-S), stretching from the large arterial Grant Road on the north to the alley south of residential Lester Street on the south and from the large arterial Campbell Avenue on the east to the arterial Euclid Avenue on the west. Two other important streets run north and south through the Neighborhood. The first, Mountain Avenue, is a recently-improved “bicycle boulevard” that is a model for innovative alternate mode design. Mountain Avenue connects the University of Arizona on the south to the Rillito River on the north. The other, Park Avenue, is also a north-south collector street that once served a significant traffic flow, but has been somewhat reduced in its importance as its connections to the south have been interrupted by changes to the University of Arizona campus.



Jefferson Park Neighborhood

Jefferson Park is home to 2,283 persons in 993 households. In general, the population is declining with markedly fewer children 5-17 (10%) than the City as a whole (28.7%) and markedly larger proportions of young adults 18-24 (54.5%) than the City as a whole (13.8%). The over 65 population is slightly higher (14.6%) than the City as a whole (11.9%). The owner/renter split mimics the City at approximately 50/50 but the trend for the last thirty years has been increasing rental housing and decreasing home ownership. Jefferson Park is 14.9% Hispanic, less than half of the City's rate of 35.7%. African-Americans (3.8%) and Native-Americans (1.9%) are comparable to City numbers, but Asian-Americans (4.5%) live in Jefferson Park at nearly twice the City rate (2.5%).

Jefferson Park is characterized by a center-city grid pattern of streets and alleys. It is overwhelmingly residential in zoning and land use, with the vast majority of land in low density residential (R-1), a small amount of low-moderate density residential (R-2), and a smattering of apartment, office and commercial uses and zoning. Because of the time and place of most of its development (1920 to 1960, when it was approaching build-out), the Neighborhood has significant historic characteristics. The pattern and fabric (lot size, setbacks, height and density) of its low density development is consistent throughout most of the Neighborhood. Its architecture is at the same time diverse in its mixture of historic styles and yet homogenous in the ensemble feeling of an historic neighborhood. Jefferson Park is a neighborhood with a strong sense of place -- something worth protecting and preserving.



Jefferson Park Neighborhood Development as of 1960

One of the great assets of the Neighborhood is its central location within the City of Tucson. Its relative proximity to the Downtown, to major transportation corridors (Grant Road, Campbell Avenue and Euclid/1st Avenue), and to the University of Arizona provides outstanding access to employment, education, shopping, entertainment and recreation. Specifically the Neighborhood's adjacency to the University of Arizona has been a significant part of its history and character; it has been home to large numbers of faculty, staff and students over the years.

Jefferson Park Challenges

As is often the case, a neighborhood's assets are also its challenges. In 2007, several issues loom as defining challenges for Jefferson Park over the coming decades.

- As the City of Tucson has grown, Jefferson Park, with its modest single-family homes has experienced a decline in owner-occupancy.

- At the same time, the physical and demographic expansion of the University of Arizona, especially the Health Sciences Center, has brought substantial pressures to Jefferson Park. Among neighborhoods adjacent to the university, Jefferson Park's affordability has made it especially vulnerable, as growing numbers of university students have moved into the Neighborhood as renters.



University of Arizona Health Sciences Center Buffer

- In the context of this increasing rental market, investors and developers have begun to purchase properties and, using loopholes in the R-1 zone, to redevelop them at substantially higher densities. The Neighborhood has a pejorative term for these new multi-bedroom developments – “mini-dorms.” The Neighborhood has been searching for a means to control this type of development. Concerns include the increased size of housing units and the resulting number of students living in each unit; the lack of harmony of the new or expanded structures with the existing single-family, low-density character of the Neighborhood; the parking conditions; the noise generated (parties, traffic, etc.); the trash; the generally poor maintenance of the properties; and the overall stress to the existing and aging infrastructure.
- As automobile traffic has increased in the center city, there has been growing pressure to widen the arterial streets that surround Jefferson Park so they can carry larger volumes of traffic. The widening of Campbell Avenue on the eastern boundary was completed recently. A five-year planning process for the widening of Grant Road on the northern boundary of Jefferson Park is beginning. Jefferson Park is in need of an appropriate Neighborhood stance relative to these changes.
- As development and traffic pressures build on Jefferson Park, there is a strong need to enhance the pedestrian environment for residents to make the Neighborhood a safe and humane place to live. Park Avenue is the location of ten or more large complexes



Pedestrian Corridors Along Campbell and Mountain Avenues

that house students. A redesign of Park Avenue needs to consider its dense student population, its proximity to campus, and support the option of walking or biking to classes. It is also a much used north-south thoroughfare with a substantial need for a safety and pedestrian-friendly make-over.

- Growth trends have also increased through-traffic volumes in Jefferson Park. This traffic pressure at the residential level translates to more undesirable noise at all hours, more vehicle emissions that pollute the air, and driving behaviors that are unfriendly to pedestrians.

- These same economic, development, and transportation pressures also manifest themselves in increased crime and reduced involvement of residents in the civic life of the Neighborhood.



Traffic Along Grant Road

- Finally, the future character of Jefferson Park as an attractive neighborhood is a source of great concern to its residents. Today its attractiveness is diminished by a lack of trees, the clutter of overhead wires, and a general lack of care and maintenance. In the face of growing traffic and development pressure, how does the Neighborhood maintain and enhance its traditional stature as a beautiful low-density single-family neighborhood at the same time as it makes room for progress and diversity?

NEIGHBORHOOD VISION STATEMENT



The Jefferson Park Neighborhood will continue to be a welcoming, safe, healthy, beautiful and sustaining environment for its residents and visitors; a place where each neighbor can develop his or her potential. The Neighborhood will retain its attractive residential character and diversity and be committed to shaping its own future, encouraging active involvement of residents of all ages, and serving the interests, needs, and values of this and future generations.

The Neighborhood will maintain collaboration with the City of Tucson and the University of Arizona, as well as surrounding neighborhoods, to the benefit of all.

Every effort will be made to stimulate and enhance the sense of community in the Neighborhood and within the Sonoran Desert context of our neighborhood.

Jefferson Park residents will continue to be proactive in retaining what is special about the Neighborhood while exploring new ideas that will enhance and fit with the existing sense of neighborhood. Special care will be taken with future development to ensure that such development enhances the quality of life for all neighbors and fits with the traditional character of the Neighborhood.

All efforts will continue to be made so that residents feel safe in their homes and on the streets.

The residents of the Neighborhood will work closely with Jefferson Park Elementary School to help retain and enhance the school and associated playground/park as a neighborhood asset.

This statement was written by participants in the series of Neighborhood Planning meetings during the summer and fall 2006.



LAND USE GOALS, POLICIES AND STRATEGIES

PLAN IMPLEMENTATION

The Jefferson Park Neighborhood is currently under the guidance of the 1989 City of Tucson *University Area Plan* (Appendix D). It is the intent of this *Jefferson Park Neighborhood Plan* to further refine the content of the Area Plan with respect to the Jefferson Park Neighborhood. Where the two plans conflict, it is intended that this *Jefferson Park Neighborhood Plan* would supersede the 1989 *University Area Plan*. In areas not discussed by this *Jefferson Park Neighborhood Plan*, the language of the *University Area Plan* would prevail.

The policies and recommendations in the *Jefferson Park Neighborhood Plan* are implemented through rezonings, new zoning regulations adopted by ordinance, public works projects (including road, sewer, and other public facilities improvements), and public real property acquisition. In the past, the rezoning process has been the primary implementation tool for the City of Tucson Area and Neighborhood Plans. However, other applications of the *Jefferson Park 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 *Jefferson Park 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 *Jefferson Park Neighborhood Plan* is determined by the Planning Director before the rezoning process can be initiated. The Mayor and Council have provided policy 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 (CDRC).



4. Plan policies are used in evaluations of Residential Cluster Project (RCP) subdivisions.
5. Plan policies are used in staff review of requests to vacate City property.
6. Plan policies are used also as guidance in the 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, such as the Grant Road Improvement Project, for which the estimated planning schedule is 2007 – 2009. 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.
9. Some elements of the Plan's strategies are not currently available under the Tucson Code Chapter 23, Land Use Code (LUC) or are contrary to the current LUC. It is the recommendation of the Plan that the LUC be amended to make these strategies regulatory where applicable.

GOAL #1: NEIGHBORHOOD PRESERVATION

Preserve Jefferson Park's traditional low-density single-family residential character and insure that land use, rehabilitation and new development are compatible with existing development. Conversely, insure that incompatible development (out-of-scale buildings, mini-dorms, multiple-household parking, and excessive traffic) is prevented.

Policy 1.1

Protect historic architectural styles in the Neighborhood.

Strategies:

1.1.1 - Encourage maintenance and preservation of existing historic or traditional structures in the Neighborhood.

1.1.2 - Continue to pursue Federal Historic District designation for the Neighborhood.

1.1.3 - Develop mechanisms to restrict demolition of historic property. For example the loss of a building that would qualify as a contributing building in a Federal Historic District, can diminish the quality and character of the Jefferson Park Neighborhood. However, it is recognized that there can be circumstances beyond the control of a property owner which may result in the necessary demolition of a structure within the Jefferson Park Neighborhood. These circumstances include a building which constitutes an imminent safety hazard, involves a resource whose loss does not diminish or adversely affect the integrity of the neighborhood, or imposes an unreasonable economic hardship on its owners. Consider a new ordinance that would insure that no demolition permit will be issued by the City for demolition of a "contributing" historic structure within the Jefferson Park Neighborhood before review and approval as per the requirements of Section 2.8.8.7, Demolition Review Required, Historic Preservation Zone, of the City of Tucson Land Use Code.



Historical Society Photo c. 1940

Policy 1.2

Preserve the traditional low-density single-story character of the Neighborhood's traditional density, fabric and form without discouraging its healthy diversity of architectural styles.



Diversity of Architectural Styles in the Neighborhood

Strategies:

1.2.1 - Utilize aspects of the proposed Neighborhood Preservation Zone (NPZ) and its associated Design Manual program to implement the strategies listed below. Especially preserve the neighborhood elements that would insure compatibility of new development within Jefferson Park, including the following neighborhood characteristics:

a. Density: Utilize a Residential Floor Area Ratio (RFAR) calculation (ratio of square footage of built-structure to square footage of lot) as a means to insure density compatibility for new development in the R-1 zones of the Neighborhood. This RFAR defines the Total Allowable Floor Area of any property in the R-1 zone. If new construction is proposed, the total allowable floor area of development (existing floor area plus proposed additions and/or new construction) in the R-1 zone shall not exceed a RFAR of 0.35. Floor area ratio calculations will be based on the gross square footage of all enclosed space on the site including garages, accessory structures, and permanent storage. Porches, unenclosed carports, patios, etcetera, are to be excluded from the total allowable floor area calculation.



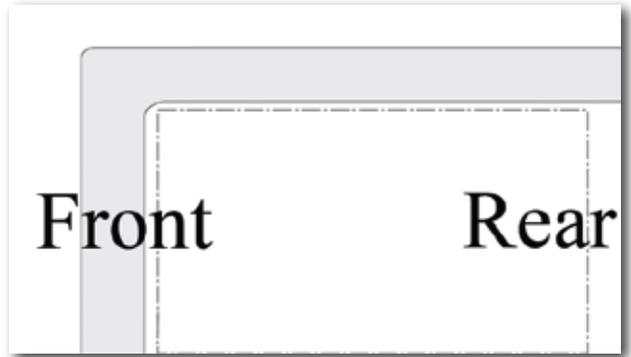
Neighborhood Density Detail (2000-2005)

b. Height: The largely single-story height of the existing Neighborhood must be respected in additions, rehabilitation, or new construction. Second floor area shall not exceed 5.25% of the total lot area. No portion of the roof over the two-story area shall exceed twenty feet in height, as measured from the finished ground floor elevation to the highest

point of the roof. In any new construction, additions, remodeling, the height of single story development shall be limited to sixteen feet. Second stories shall not negatively impact privacy, solar gain, or views on adjacent property.

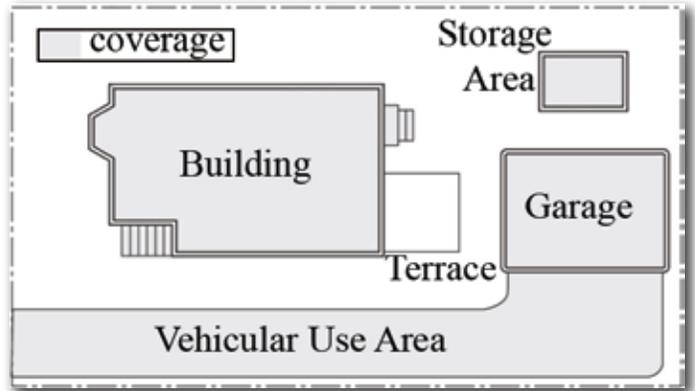
c. **Setbacks:** Setbacks will conform to the language of the current City of Tucson Land Use Code.

d. **Additional Structures:** If an accessory secondary structure is built on the property, in addition to following the requirements for accessory structures (Section 3.2.5, City of Tucson Land Use Code), the secondary structure must also conform to the following additional requirements: its size shall be no more than 50% of the square footage of the principal structure; it shall be located in the rear of the lot, behind the main structure; and it must be either the same height or shorter than the main structure. In the case of a corner lot, “rear” would be understood to be determined as away from the street frontage on the shorter dimension of the lot.



Corner Lot Diagram

e. **Lot Coverage:** The largely low-density existing development in the R-1 zone in Jefferson Park is characterized by lower lot coverage than that normally allowed in the R-1 zone. To preserve this character in the R-1 Zone in the Jefferson Park Neighborhood, lot coverage will be reduced from 70% to 50%. This restriction will govern all new development and/or changes in lot coverage on the site.



Lot Coverage Diagram,
Section 3.2.9.2, City of Tucson Land Use Code

f. **Parking:** New project parking will be compatible with existing parking patterns within the Development Zone (as defined by the historic district chapter of the City of Tucson Land Use Code) of a given site. On-site parking is traditionally located in the side or rear yard. Carports and garages are either connected to the side of the house or located in the back yard. These parking locations can be accessed from a driveway either off an alley or off the street frontage with a single curb cut. For R-1 properties, group parking in front yards, parking in the back-of-curb area on the street, jumping curbs to park, and parking lot-style parking in the rear of a lot is prohibited in new development. For existing development, use the current lot coverage requirements of the Land Use Code to strictly interpret front yard and rear yard parking as a lot coverage code violation. In other

words, at the time property owners or renters chose to use their front or rear yard open space as parking (whether or not it is paved) without benefit of a permit, they may have violated their requirement to provide only 70% lot coverage.



On-Site Parking in the Neighborhood

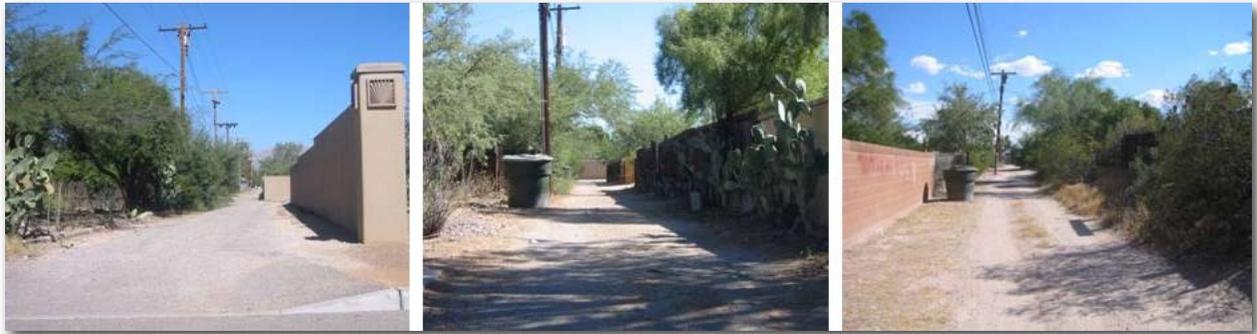
1.2.1.2 - Consider within the Design Manual aspects of the existing form of residential development in Jefferson Park that would insure maximum compatibility with the existing density, fabric, and form.

1.2.2 - The Jefferson Park Neighborhood Association (in so long as it continues as a registered neighborhood association) shall be notified of variance applications to the City of Tucson Board of Adjustment where the subject property is located within one mile of the association and Design Development Option (DDO) applications where the subject property is located in the association boundaries. In the spirit of cooperation, the applicant is strongly encouraged to meet with the Jefferson Park Neighborhood Association Board for review and comment. It is also recommended that the applicant review the Neighborhood Association bylaws to determine if any provisions apply to Association Board actions related to variance and DDO applications.

1.2.3 - The pattern and function of mid-block alleys in the Neighborhood shall be preserved. Trash and garbage pick-up shall remain in the alleys to preserve the traditional character and aesthetic of the front yard streetscape. Recycling container collection should be relocated to the mid block alleys. Solid waste equipment should be designed and deployed to accommodate this alley service access. Utility fixtures (electric and gas) should be located, manufactured and installed to facilitate servicing in the alleys.

Policy 1.3

Preserve the traditional character of the Neighborhood by insuring that future land use is consistent with existing land use.



Mid-Block Alleyways and Corridors in the Neighborhood

Strategies

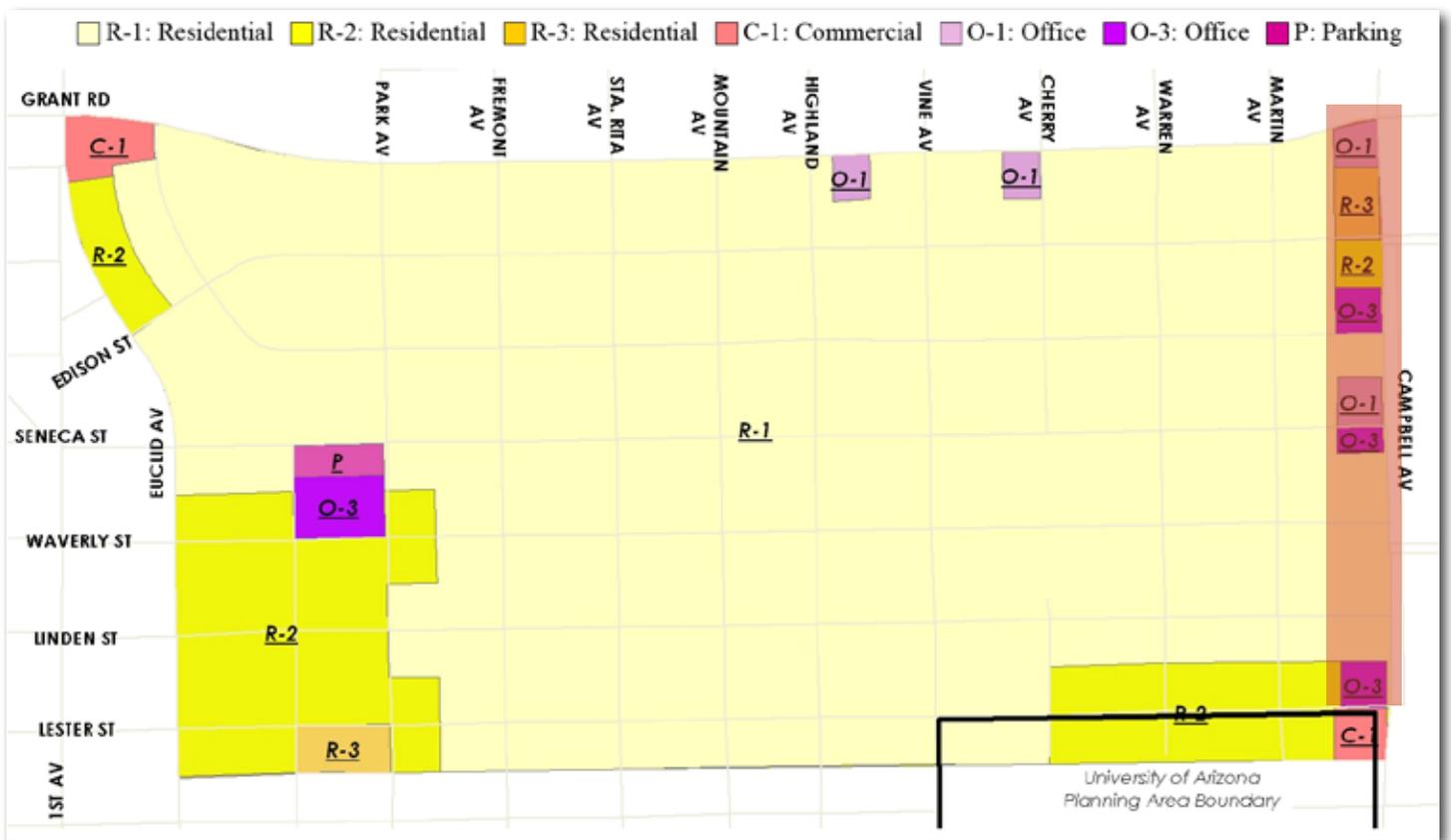
1.3.1 - Recommend that a study be done to further inform the land use policy direction for Major Street and Routes streets (i.e., arterials and collectors) for an area contiguous with and including the Jefferson Park Neighborhood, with particular attention to whether those areas along the arterials and collectors currently zoned for single family uses should be considered for residential and/or non-residential uses.

1.3.2 - In contradiction to the 1989 City of Tucson *University Area Plan*, recommend against the conversion of residential uses to commercial uses (O uses or C uses) along the three adjacent arterial streets (Grant, Campbell and Euclid).

1.3.3 - Recommend against the conversion of low-density residential uses (R-1) to medium density residential uses (R-2) in any part of the neighborhood.

1.3.4 - Recommend against the conversion of any remaining low density residential uses (R-1) to medium density residential uses (R-2) or commercial uses (O uses or C uses) along the east side of Euclid Avenue.

1.3.5 - Recommend against the conversion of the remaining low density residential uses (R-1), along the east side of Park Avenue between Waverly and Lester, to medium density residential uses (R-2) or commercial uses (O uses or C uses).



Jefferson Park Neighborhood Zoning Map

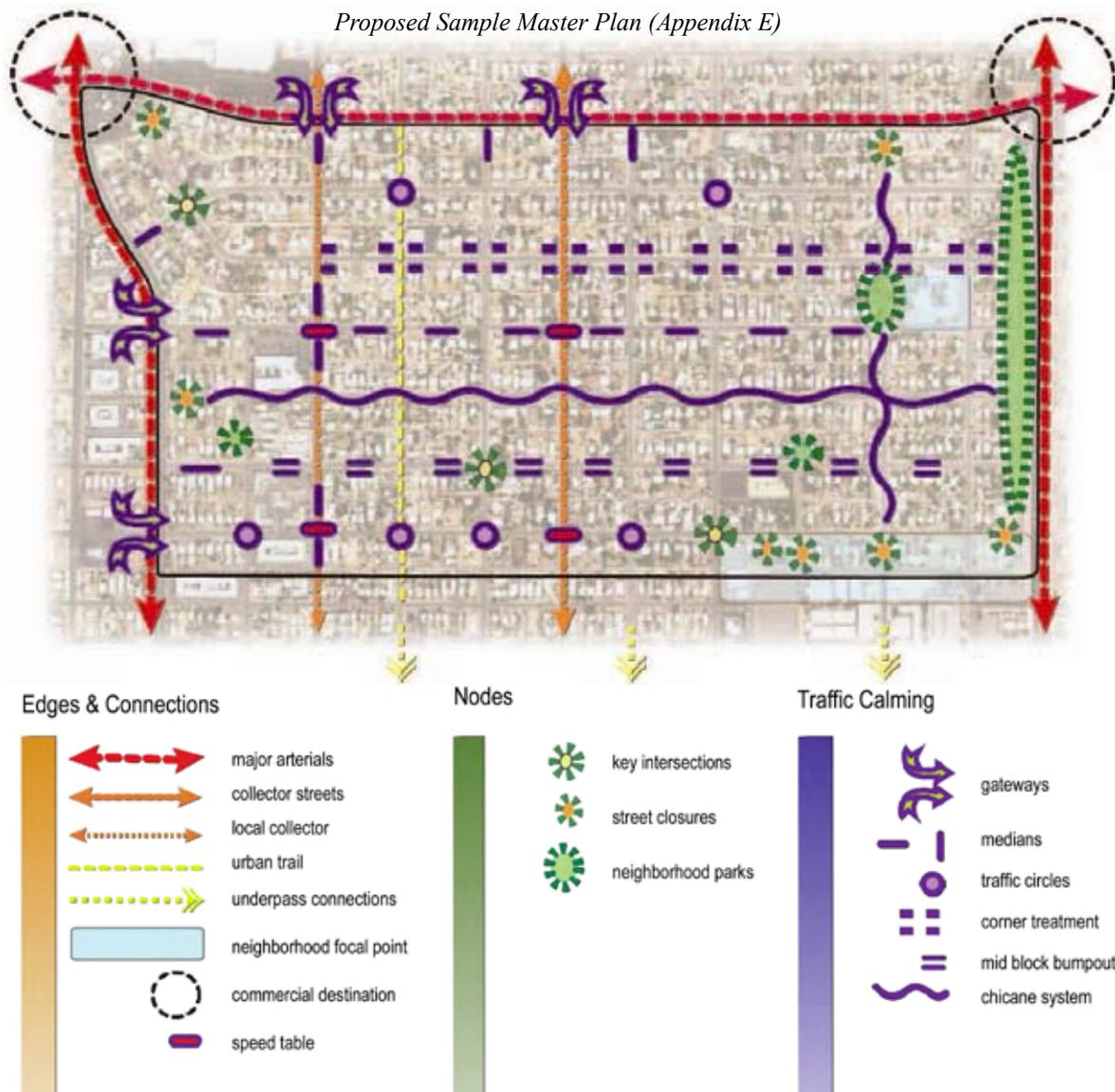
 The shaded area is within the street right-of-way acquired in conjunction with the now completed Campbell Avenue: Grant Road - Elm Street Roadway Improvement Project. As stated in the City of Tucson Land Use Code, Section 1.3.7, Zoning of Right-of-Way: “Zoning is applicable on all property, except street rights-of-way for other than public street purposes requires approval by the Zoning Administrator and the Department of Transportation. The Zoning Administrator may allow, within the right-of-way, only those uses or structures that are permitted on the property immediately abutting the right-of-way.”

GOAL #2: NEIGHBORHOOD LANDSCAPE AND STREETScape

Enhance the beauty and quality of life for Neighborhood residents by increasing amenities, revitalizing pedestrian and community life, and creating a safe and enjoyable living environment.

Policy 2.1

The Jefferson Park Neighborhood will implement a master plan of public landscape and streetscape improvements, including neighborhood edges, nodes, and traffic calming. In particular, the Neighborhood shall work cooperatively with adjacent neighborhoods on a plan for redevelopment of Park Avenue.



Strategies:

2.1.1 - In the summer and fall of 2006, the Neighborhood worked with the landscape design professional staff of the Drachman Institute to develop a preliminary, illustrative Landscape and Streetscape Master Plan for the Neighborhood (Appendix E). Utilize the preliminary concepts in this master plan as a starting point for a series of public right-of-way improvements implemented by public agencies through public funds. The preliminary concepts include, but are not limited to:

a. Grant Road - Jefferson Park representatives must be actively included in the City's public process for the Grant Road Improvement Plan funded through the Regional Transportation Authority.



Existing Conditions on Grant Road

- Insure that the Neighborhood is visually-buffered and sound-buffered from impacts of Grant Road traffic.
- Insure that the changes to Grant Road include pedestrian and bicycle amenities. Encourage commercial uses along Grant Road that are compatible with neighborhood needs.
- Insure that these commercial uses do not displace existing residential uses.
- Insure that the parking and traffic associated with these uses do not have an intrusive impact on the Neighborhood.
- Provide visual gateways into the Neighborhood at Park and Mountain Avenues, with possible gateway medians.
- Consider possible street closures at Grant Road to control and/or limit cut-through traffic in Jefferson Park.

b. Euclid Avenue - Retrofit Euclid Avenue to reduce speeds to posted limits and to facilitate pedestrian crossings, especially to allow pedestrian access west to Mansfield Park and the Northwest Neighborhood Center. Work with the Neighborhood to develop a consistent and definable edge treatment within the existing right-of way of Euclid that better protects residential properties from the impact of traffic. Provide visual gateways into the Neighborhood at Warren and Linden, with possible gateway medians on these east-west streets.



Existing Conditions on Euclid Avenue

c. **Campbell Avenue** - The widening of Campbell Avenue was successful in its buffering of the Neighborhood. Work to improve the usability and quality of the green space between the Neighborhood and Campbell Avenue including theme gardens and denser vegetation.



Widened Campbell Avenue

d. **Fremont Avenue** - Consider pedestrian, traffic-calming and “green” improvements to Fremont Avenue.



Illustrative Fremont Avenue “Urban Trail” (Appendix B)

e. **Park Avenue** - Work with adjoining neighborhoods to make Park Avenue more of a residential street than a collector street. Reduce traffic by redeveloping Park Avenue as a major pedestrian and bicycle artery through the Jefferson Park Neighborhood and beyond. It should be “park-like with a continuous shade canopy.” Include the following design goals:

- change the official designation of Park Avenue from collector to local street.
- provide a superb pedestrian experience with shade, buffer, and walkway
- improve bicycle safety
- slow traffic (using medians, speed tables, and other traffic calming measures)
- provide visual gateways from Grant
- improve drainage
- improve infrastructure
- unify the Neighborhood across Park Avenue
- express neighborhood character

- f. **Other Traffic Calming** - Consider street closures, chicanes, medians, circles, chokers, and other traffic calming measures to make the Neighborhood a more pedestrian-friendly environment.



Proposed Addition of Medians, Speed Tables, and Continuous Shade Canopy to Existing Park Avenue (Appendix B)

- g. **Neighborhood Parks** - Develop underutilized and found spaces into small neighborhood park amenities including:

- pocket parks
- playgrounds
- community gardens
- key intersections (retrofit as pedestrian green spaces, e.g., Edison Street and Tyndall Avenue, Hampton Street at Edison Street, Lester Street and Vine Avenue, Linden Street and Santa Rita Avenue, and others especially west of Park Avenue)



Street Gardens and Neighborhood Parks

- h. **Jefferson Park School** - Partner with the Jefferson Park School to maximize the use of the school open space as a neighborhood amenity.
- i. **Sidewalks** - Implement a master plan for the construction of neighborhood sidewalks.
- k. **“Green” Southern Edge** - Develop partnerships to continue the “green edge” proposed in the University of Arizona Campus Comprehensive Plan (Appendix F) along the entire southern edge of the Neighborhood.

2.1.2 - Pursue a creative approach for planning, designing, and constructing landscape and streetscape improvements using various neighborhood and public infrastructure sources of funding, such as City of Tucson Back to Basics Program grants, Pima County Neighborhood Reinvestment Program grants, Regional Transportation Authority funds, State Highway User Revenue funds, or Federal Transportation Enhancement Program grants. Work with the Ward III Council Office, the City Department of Transportation, the Pima County Community Development and Neighborhood Conservation Department, the University of Arizona, or other entities to identify appropriate funding sources for implementation of the master plan concepts.



Shaded Pedestrian Friendly Corridor

COMMUNITY GOALS, POLICIES AND STRATEGIES

GOAL #3: DEVELOPMENT OF COMMUNITY

Create a “sense of community” in Jefferson Park, engaging all residents in a shared and respectful community life, increasing neighborhood safety, stewardship, and stability.



Jefferson Park Elementary School

Policy 3.1

Promote the development and enhancement of amenities to attract families to the Neighborhood.

Strategies:

3.1.1 - Work with the Jefferson Park Elementary School, Tucson Unified School District, and the University of Arizona College of Education to promote innovative educational programs at the School for Neighborhood children, students, and families.

3.1.2 - Work with partners including the Jefferson Park Elementary

School, Tucson Unified School District, the University of Arizona (Campus and Facilities Planning, etc.) and the City of Tucson Parks and Recreation Department to provide recreational facilities and programs for children and families in the Neighborhood.

3.1.3 - Work with the University of Arizona to promote home ownership for University staff and faculty in the Neighborhood.

3.1.4 - Work with partners, including the University of Arizona and the City of Tucson to develop opportunities for workforce housing (affordable to teachers, firefighters, police officers, nurses, etc.). Challenge the University of Arizona to work closely with the Jefferson Park Neighborhood to implement an innovative program in employer-assisted home ownership housing for entry-level staff and faculty.

Policy 3.2

Integrate students and youth into the Neighborhood.

Strategies:

3.2.1 - Hold social events such as barbecues and block parties at the beginning of each school semester and throughout the year, inviting students and young people in the Neighborhood. Work with the University of Arizona Dean of Students, Tucson Unified School District, and others to connect with students and other neighborhood youth in a meaningful and positive way.



Neighborhood Social Event

3.2.2 - Target students and youth in the Neighborhood to participate in focus groups and positive interactions to address neighborhood issues.

3.2.3 - Create a neighborhood welcome wagon team to welcome students and others to the Neighborhood and to provide information that will encourage open communication and positive involvement in the Neighborhood.

Policy 3.3

Encourage renters to be actively involved in the Neighborhood.

Strategies:

3.3.1 - Work with the owners and landlords of neighborhood housing properties and others (e.g., Arizona Multi-family Housing Association, University of Arizona Human Resources, and City of Tucson Police Department) to connect with renters in a meaningful and positive way.



Neighborhood Recreation and Playground Area

3.3.2 - Target renters and landlords in the Neighborhood to participate in focus groups and positive interactions to address neighborhood issues. Educate landlords and tenants about issues and their responsibilities.

3.3.3 - Work with the University of Arizona to promote neighborhood rental housing for University staff and faculty.

Policy 3.4

Establish a comprehensive plan for neighborhood crime prevention.

Strategies:

3.4.1 - Work with the City of Tucson Police Department, University of Arizona Campus Police, and the Ward III Council Office to determine specific needs and means for crime prevention in the Neighborhood.



3.4.2 - Support Neighborhood Watch in the Neighborhood.

3.4.3 - Build on the Neighborhood e-mail list, create a “phone tree,” and use these means to develop strong communication between neighbors. (Incorporate “dark skies” criteria in any lighting plans.)

3.4.4 - Consider crime prevention in the development of neighborhood landscape and lighting plans.

3.4.5 - Promote walking groups in the Neighborhood to maintain “eyes on the street.”

Policy 3.5

Promote the health and beauty of the Neighborhood through consistent maintenance of public and private property, including alleys.

Strategies:

3.5.1 - Schedule and hold regular neighborhood cleanup days, possibly in conjunction with barbecues or other social events. Coordinate these events with the Ward III Council Office and the University of Arizona. Encourage university service groups (e.g., sororities and fraternities) to assist in improving the Neighborhood.



Maintenance of Alleys

3.5.2 - Provide volunteers to assist elderly and other residents who may need help in maintaining their property including weeding and minor painting. Work specifically with the University of Arizona to form a volunteer student group 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 assistance to eligible households.

3.5.3 - Distribute information to residents and landlords and other property owners regarding the City of Tucson's Neighborhood Preservation Ordinance, which was enacted in 2003 to establish minimum standards for the maintenance of all residential and nonresidential buildings and property. (This is not to be confused with the proposed Neighborhood Preservation Zone [NPZ].)

3.5.4 - Work with the City of Tucson Department of Neighborhood Resources and Ward III Council Office to ensure the enforcement of the above-mentioned ordinance including accumulation of refuse and vegetation, illegal dumping and littering, duty to remove weeds and refuse from sidewalks, streets, and alleys, registration of residential rental properties, junked motor vehicles, noise and graffiti.



Ward III Council Office

Policy 3.6

Promote the involvement of residents in the governance and activities of the Neighborhood.

Strategies:

3.6.1 - Use a neighborhood newsletter as a means of keeping in touch with neighbors, including homeowners, property-owners, renters, and landlords. The newsletter could not only inform neighborhood residents of ongoing projects, goals, and recommendations of the Board, but could also list community events and activities in adjoining neighborhoods, and at such places as the Northwest Neighborhood Center and the University of Arizona.

3.6.2 - Encourage Neighborhood volunteers to seek appointments to various City of Tucson and Pima County committees and to become educated in issues of importance to the Neighborhood.

3.6.3 - Build on the Neighborhood e-mail list, create a "phone tree," and use these means to develop strong communication between neighbors.

3.6.4 - Use a regular neighborhood newsletter to notify residents of the dates of Neighborhood meetings; schedule more Saturday meetings; and organize regular neighborhood events and activities in addition to meetings.

3.6.5 - Offer educational programs in the Neighborhood (e.g., work with Pima College to offer special interest courses).

3.6.6 - Create a neighborhood system for bartering and exchange of skills; establish a neighborhood tool bank.

3.6.7 - Organize occasional tours to introduce residents to what their neighbors have done to improve their houses and the Neighborhood ambience.

3.6.8 - Hold regular pot lucks and other such activities to encourage neighbors to meet each other, communicate, and collaborate (e.g., on shared gardens and work trades).

3.6.9 - Utilize the Jefferson Park Elementary School as a hub for neighborhood activities and programs.

3.6.10 - Establish a program to honor neighbors for their contributions to the Neighborhood.