

Miles Neighborhood Plan

Public Meeting

January 14, 2009

7:00 – 8:30 pm

Miles School

Series of Public Meetings

- ✓ October 8, 2008: Kick-off meeting
- ✓ November 12, 2008: Neighborhood inventory presentation

January 14, 2009: Summary of issues and values

February 11, 2009: Draft vision statement and plan concepts

March 11, 2009: Develop landscape plan concepts

April, 2009: Draft conceptual landscape plan

May, 2009: Preliminary draft plan for comment

June, 2009: Draft final plan for final comments

July – October, 2009: Formal City review process

Agenda

Welcome and introductions

Part I

Neighborhood survey results

- Assets (what we value)
- Challenges (issues)
- Concerns
- Future expectations

Next Step: Vision Statement

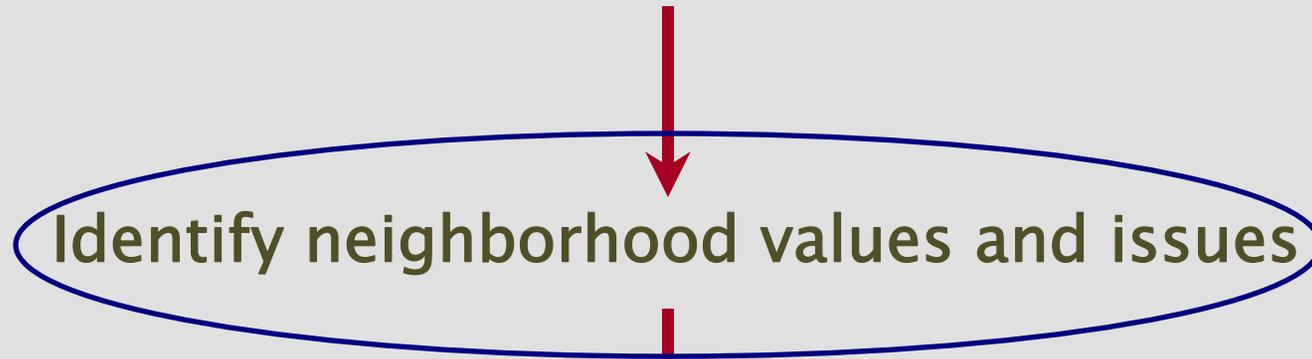
Comments & discussion

Part II

Follow-up from November meeting

Neighborhood Surveys: Results

Review and analyze surveys



Identify neighborhood values and issues

Vision Statement

Goals, Policies and Strategies

Survey Results

About 500 surveys sent in October, 2008 to all deliverable addresses within the Miles Neighborhood Boundary



Efforts to solicit additional responses:
Extension of deadline
Forms at Axis Market
Personal contacts through Steering Committee members

MILES NEIGHBORHOOD PLAN SURVEY



Instructions: As a resident, business and/or property owner in the Miles Neighborhood, you play an important part in determining the future of your neighborhood. Please take a few minutes to share your thoughts about your neighborhood by completing the following statements. Thank you for your participation!

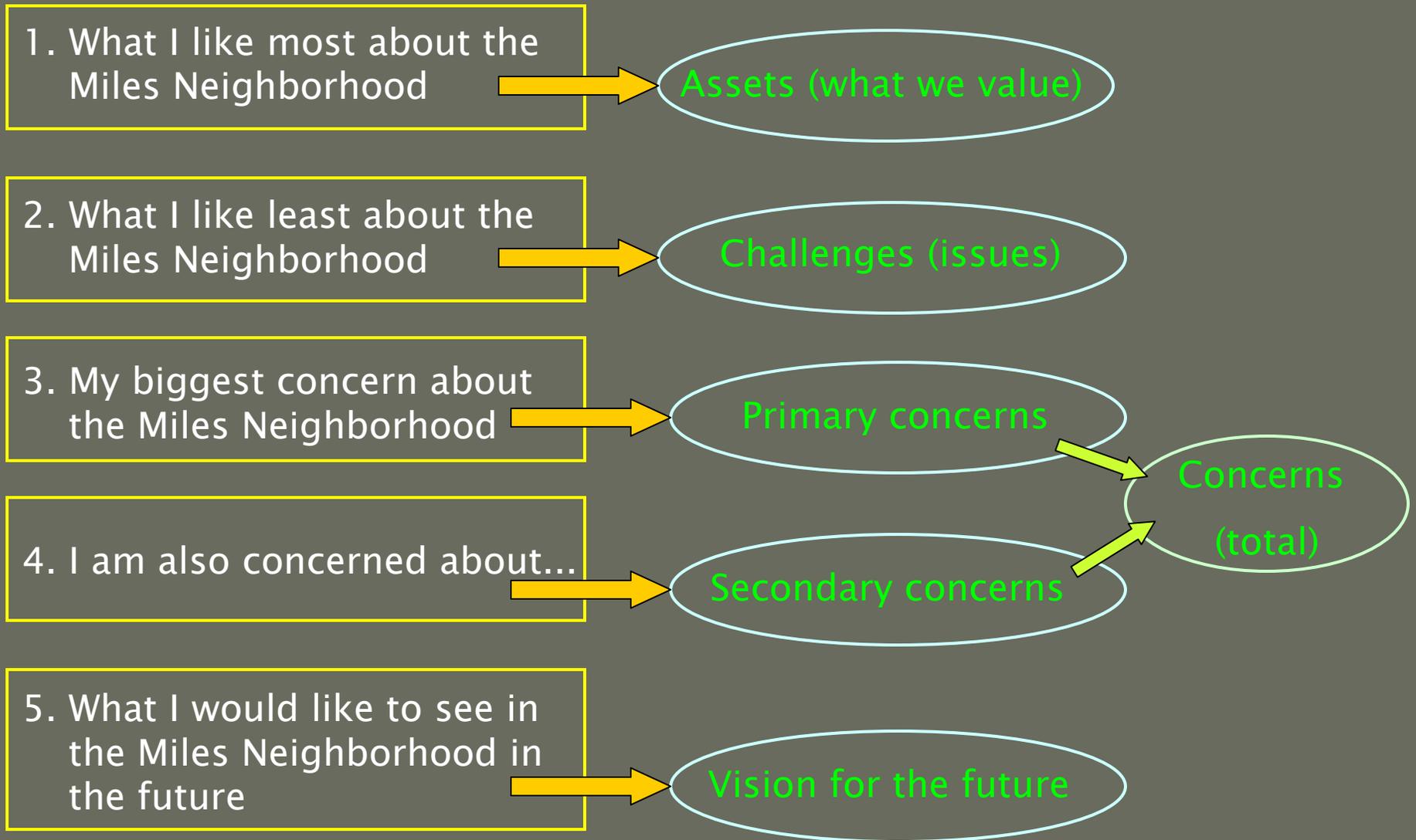
1. What I like most about this neighborhood is:
2. What I like least about this neighborhood is:
3. My biggest concern about this neighborhood is:
4. I am also concerned about:
5. What I would like to see in this neighborhood in the future is:

We must receive your completed survey by October 3 in order to include your answers in our results. You can return your survey to us in several ways:

- Bring this form to the next public meeting on October 1 at the Miles School.
- Drop this form off at the Ward 5 Council office, 4300 S. Park Ave, Tucson, AZ 85714.
- Mail this form to Department of Urban Planning and Design, City of Tucson, 149 N. Stone Avenue, Tucson, Arizona, 85726-7210, ATTN: Miles Neighborhood.
- FAX this form to the Department of Urban Planning and Design at FAX (520) 791-2663.

23 surveys returned
(almost 5% response rate)

Survey Questions and Compilation



Survey Results: Summary of Assets and Challenges

Assets (what we value)

Location
Neighbors
Sense of community
Homes
Peacefulness & relative safety
Pride of ownership
Cultural diversity
Outdoor amenities
Relationship with Miles School

Challenges (issues)

Lack of infrastructure and amenities
Poor property maintenance
Increase and quality of rental units
Crime and safety
Planning and zoning
Traffic and parking issues
Miscellaneous

Survey Results: Assets/ Value

Location (15)

Close to downtown
University of Arizona
Shopping
Public transportation



*"It's a small,
unique
neighborhood."*



People (10)

Friendly, trustworthy
neighbors
Family-oriented
Long-term residents



Community (6)

Sense of community
Small neighborhood feel

*"The neighbors all know each other -
like living in a small community."*



Survey Results: Assets / Value

Homes (6)

Character

Variety

Older architecture

Affordable



Peacefulness (5)

Quiet

Safe

Little traffic



Pride (3)

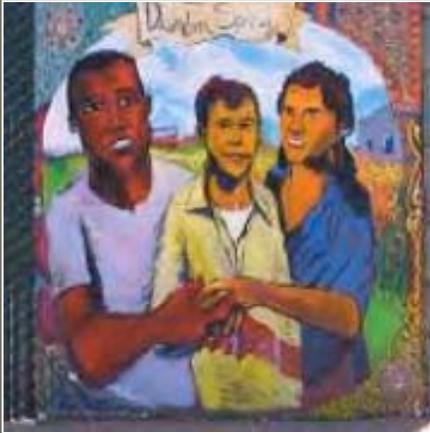
Pride of ownership

Investment in property

"Architecture of the older houses."

Survey Results: Assets / Value

Cultural Diversity (3)



Outdoor Amenities (2)

Miles School exercise area

Arroyo Chico nature corridor



Cooperative Relationship with Miles School (1)

"The walking track at Miles School..."

"Closeness of elementary school..."

Survey Results: Challenges / Issues

Lack of Infrastructure and amenities (8)

Sidewalks

Streetlights

Public art

Landscaping



Rental units (5)

Number of rentals

Transient tenants

“Lack of the basics, including sidewalks and streetscape landscaping.”



“Deterioration and gentrification - we need to find and maintain a balance.”

Property Maintenance (9)

Vacant homes

Poor home and yard maintenance

Trash



Survey Results: Challenges / Issues

Crime and Safety Concerns (4)



Planning and Zoning (3)

Number of industrial areas

Vacant lot interrupts street flow

Lack of street cohesion



Traffic and Parking Issues (2)

Speeding

Buses

Parking near Red Cross



“Car traffic on Broadway & Kino zooms through our neighborhood to dodge heavy traffic.”

Survey Results: Challenges / Issues

Miscellaneous (4)

Noise

Lack of signage

Lack of restaurants

Negative perception of neighborhood

Apartments



“Few good restaurants.”



“Lack of a Miles Neighborhood sign.”



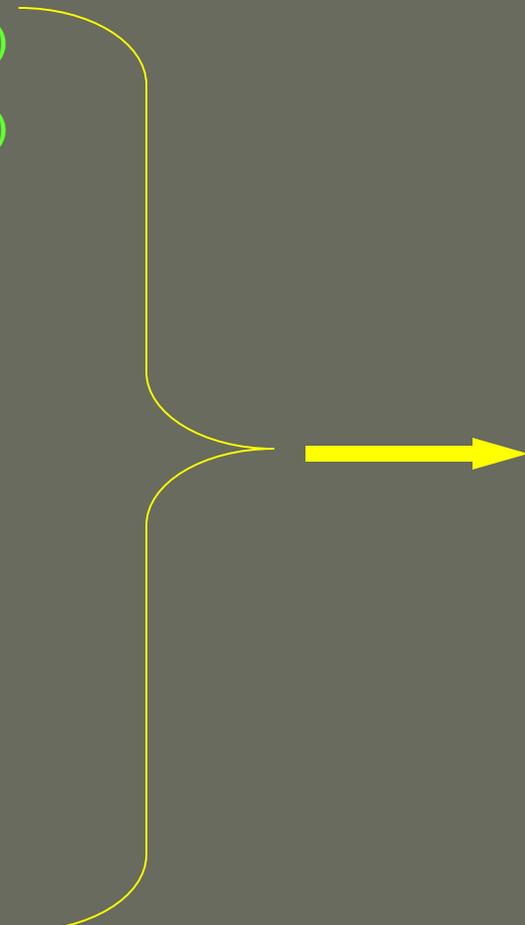
Survey Results: Summary of Concerns

Ranking (Times Cited)

<u>Concerns</u>	<u>Primary</u>	<u>Secondary</u>	<u>Total</u>
Traffic and parking	1 (7)	2 (6)	1 (13)
Rental properties	1 (7)	5 (2)	2 (9)
Quality and upkeep of property	2 (5)	1 (8)	1 (13)
Future of the neighborhood	2 (5)	---	5 (5)
Arroyo Chico Wash	3 (4)	5 (2)	4 (6)
Nuisance issues	4 (3)	---	7 (3)
Crime	4 (4)	4 (3)	3 (7)
Broadway widening	5 (2)	---	7 (2)
Pedestrian safety	5 (2)	3 (4)	4 (6)
Property values	---	5 (2)	7 (2)
Miscellaneous	---	3 (4)	6 (4)

Survey Results: Concerns

	Ranking (Times Cited)
<u>Total Concerns</u>	<u>Total</u>
Traffic and parking	1 (13)
Quality and upkeep of property	1 (13)
Rental properties	2 (9)
Crime	3 (7)
Arroyo Chico Wash	4 (6)
Pedestrian safety	4 (6)
Future of the neighborhood	5 (5)
Miscellaneous	6 (4)
Nuisance issues	7 (3)
Broadway widening	7 (2)
Property values	7 (2)



Survey Results: Concerns (Total)

Quality & Upkeep of Neighborhood: (13)

Loss of character

Need to upgrade homes

Vacant property

Poor home and yard maintenance

Public area landscaping

Trash

"It's okay to take a short cut but obey the speed limits, please."

Traffic and Parking: (13)

Speeding

Increased traffic

Parking issues

Rental Properties: (9)

Increase in number

Bad tenants

Predatory developers of student housing

Too many houses on lots

"The impact of predatory developers trying to exploit demand for student housing without concern for impact on the neighborhood."



Survey Results: Concerns (Total)

Arroyo Chico Wash: (6)

Trash

Homelessness

Keep it natural



"I can't take a walk without seeing lots of trash.."

Crime: (6)

Gangs and lack of response

Shady behavior

Drugs



"I've heard about lots of crime in the area."

Future of Neighborhood: (5)

Attract young families

Active neighborhood association

Type of new development

Zoning



Survey Results: Vision for the Future

1. Improve neighborhood amenities
2. Increase community involvement and sense of ownership
3. Increase public space and opportunities for outdoor recreation
4. Improve quality of properties through better maintenance, higher owner occupancy
5. Vibrant, aesthetic, congenial, urban neighborhood where residents feel safe and comfortable
6. Create a place where families want to live
7. Mitigate traffic issues
8. Miscellaneous:
 - Reduce crime
 - Pursue historic designation
 - Continued partnership with TUSD

Survey Results: Vision for the Future

“A great old neighborhood with urban amenities.”

“More beautification projects, landscaping, etc.”

“As the U of A grows, we need to protect the integrity of our neighborhood for those of us born here and who have decided to raise our families here.”

“An aesthetic, vibrant, safe and congenial space.”

“A vibrant neighborhood where residents of all ages feel comfortable to live...”

“A sense of community and ownership in our neighborhood.”

“Public art, murals, sculpture.”

“I would love to see our promised walking/biking/jogging track that is supposed to lead us to the rattlesnake bridge.”

“Continued neighborhood involvement dealing with neighbor concerns.”

“A greener plan for a comfortable pedestrian and bicycling environment...”

“I would like to see the neighborhood flourish with golden opportunity.”

Next Step: Vision Statement

What is a Vision Statement?

“A concise statement of a compelling, conceptual image of the desired future.”

Examples of two vision statements from the Miramonte Neighborhood Plan and the Jefferson Park Neighborhood Plan are available on the back table.

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.

A draft Vision Statement will be prepared by the Steering Committee, along with draft Plan Concepts, and will be presented at the next public meeting.

Next Meetings

Steering Committee Meeting

Tuesday, January 20, 2009

6:30 pm to 8:00 pm

Miles School Cafeteria

Public Meeting

Wednesday, February 11, 2009

7:00 pm to 8:30 pm

Miles School Cafeteria

Part II

Miles Neighborhood Inventory

Follow-Up from November Meeting

Follow-Up from November Meeting: Questions and Comments

- 1) Contaminated site on Park Avenue
- 2) Arroyo Chico Wash / Flood Control project
- 3) Zoning issues: apartments on Fremont and Red Cross
- 4) Sidewalks missing from map
- 5) Graphic inventory of utility lines
- 6) Barrio San Antonio project
- 7) Red-tagged properties near Miles
- 8) Crime data by block
- 9) Accessibility of Cherry Fields to community
- 10) Miles Neighborhood destination schools
- 11) Miles School bus routes
- 12) Number and location of lots larger than 6,000 square feet
- 13) Designated bike routes
- 14) Number and restriction of liquor licenses

1) Contaminated site on Park Avenue

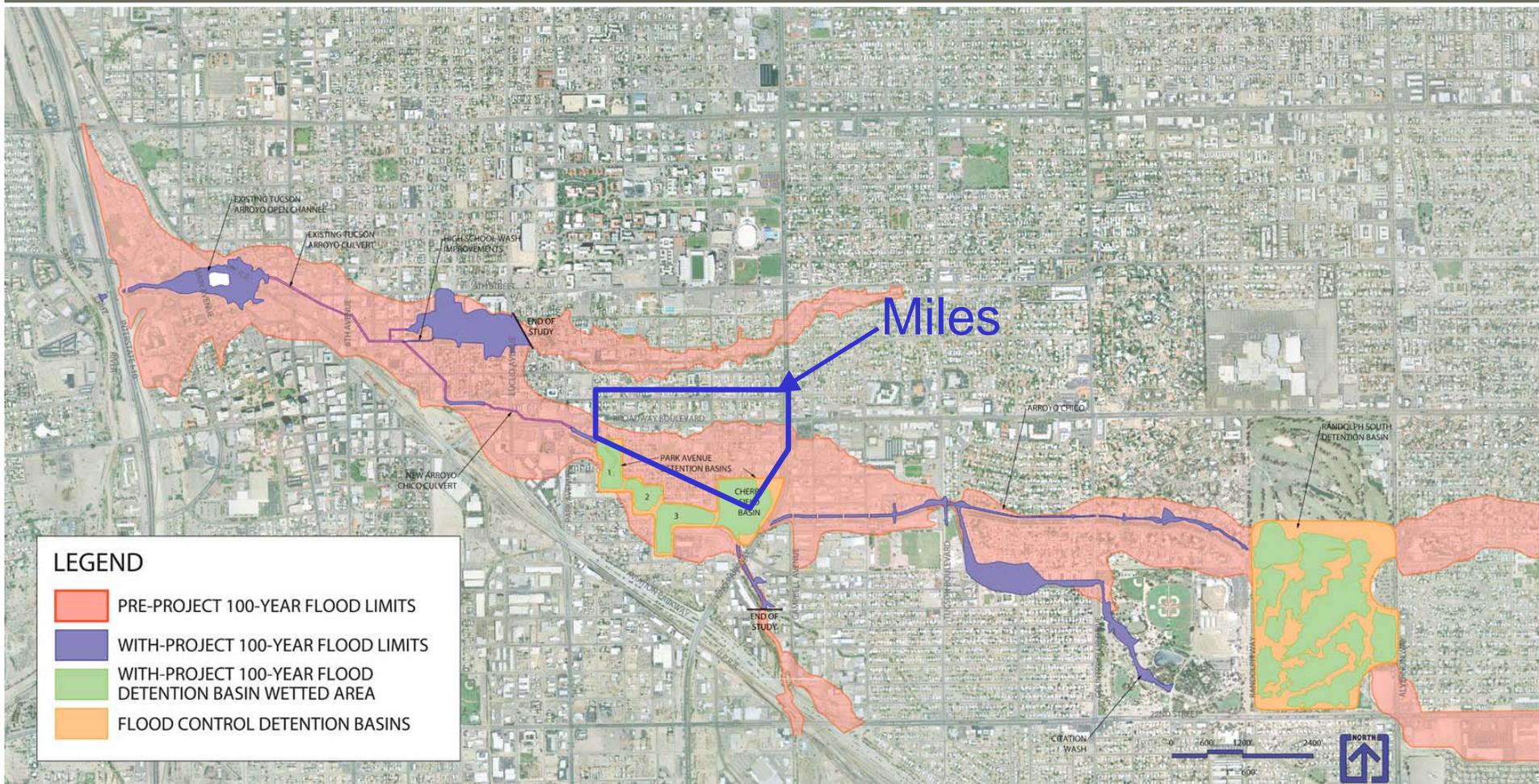
- **Laundry and dry cleaning** operations at the Site since the late 1930's.
- Contamination was **diesel products and volatile organic compounds, above Aquifer Water Quality Standards** –tetrachloroethene (PCE) trichloroethylene (TCE) and 1,1 dichloroethene (DCE)
- Pathways of concern are **soil and groundwater**.
- ADEQ **remedial investigations began 1999**.
- Monthly **groundwater samples** taken from U of A's monitoring wells. PCE indicated in groundwater samples near regulatory limits. **No contamination of U of A water supply wells**.
- **Soil vapor extraction system installed** in 1999; 7,400 pounds of VOCs removed from soils through June 2005.

Park–Euclid Water Quality Assurance Revolving Fund (WQARF) site



2) Arroyo Chico Wash / Regional Flood Control Project

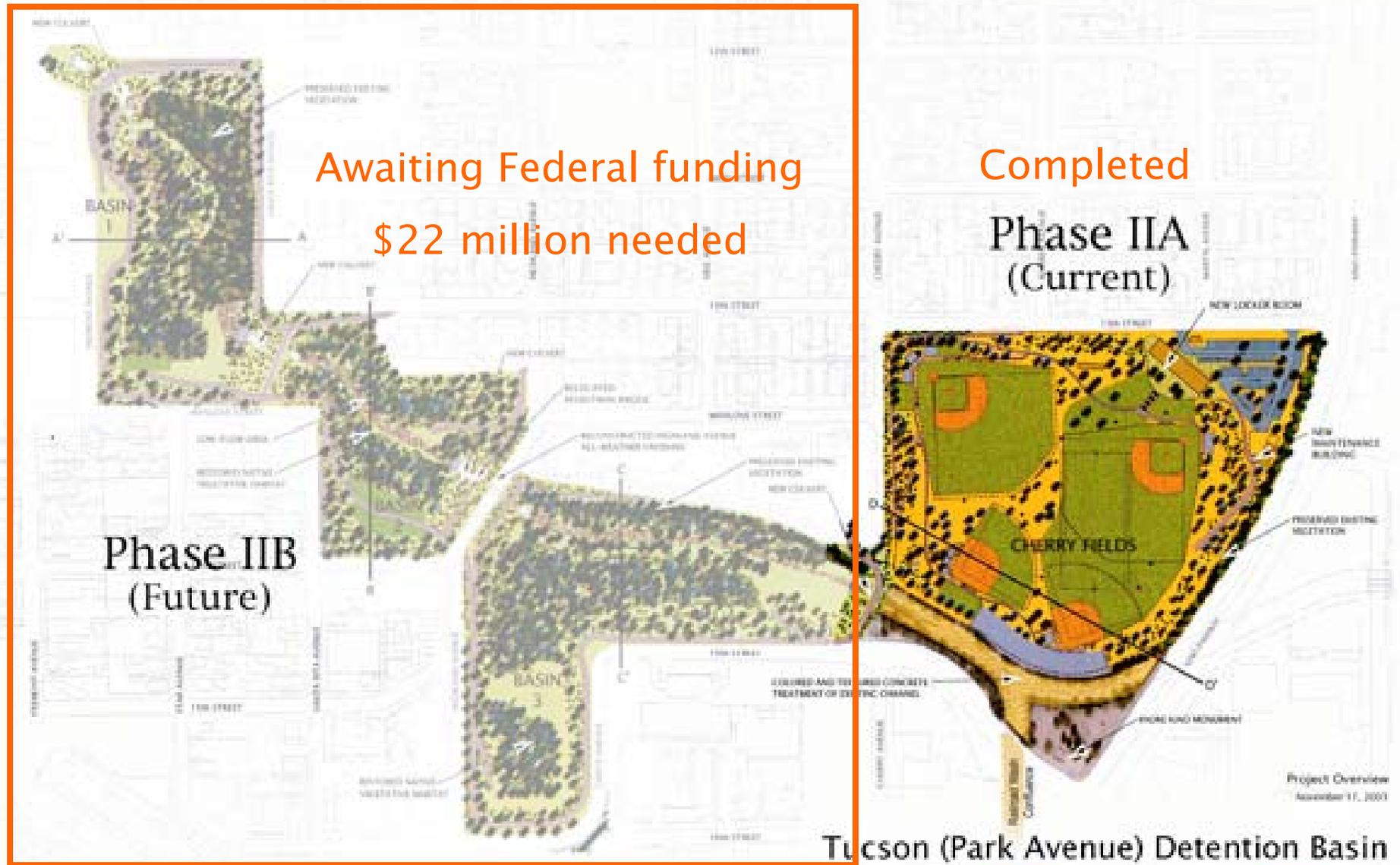
Arroyo Chico Multi-Use Project



2) Arroyo Chico Wash / Flood Control Project



2) Arroyo Chico Wash / Flood Control Project



2) Arroyo Chico Wash – Phase II (Park Avenue Basins Complex)

ELEMENTS

- Three in-line detention basins, called Basins 1, 2, and 3, located along Arroyo Chico between Cherry Avenue and Park Avenue.
- An offline basin, called TUSD Basin, located within TUSD's Cherry Field between Campbell Avenue and Cherry Avenue.
- Realignment of High School Wash box culvert (underground) along 3rd Avenue and 8th Street.
- Modified confluence of Railroad Wash and Arroyo Chico.
- Larger concrete box culverts under Campbell Avenue.
- Improved channel along Arroyo Chico between Campbell Avenue and Parkway Terrace, with culverts at existing dip sections.

PROJECT BENEFITS

- Flood control benefits
- Ecosystem restoration/enhancement
- Recreation and other benefits

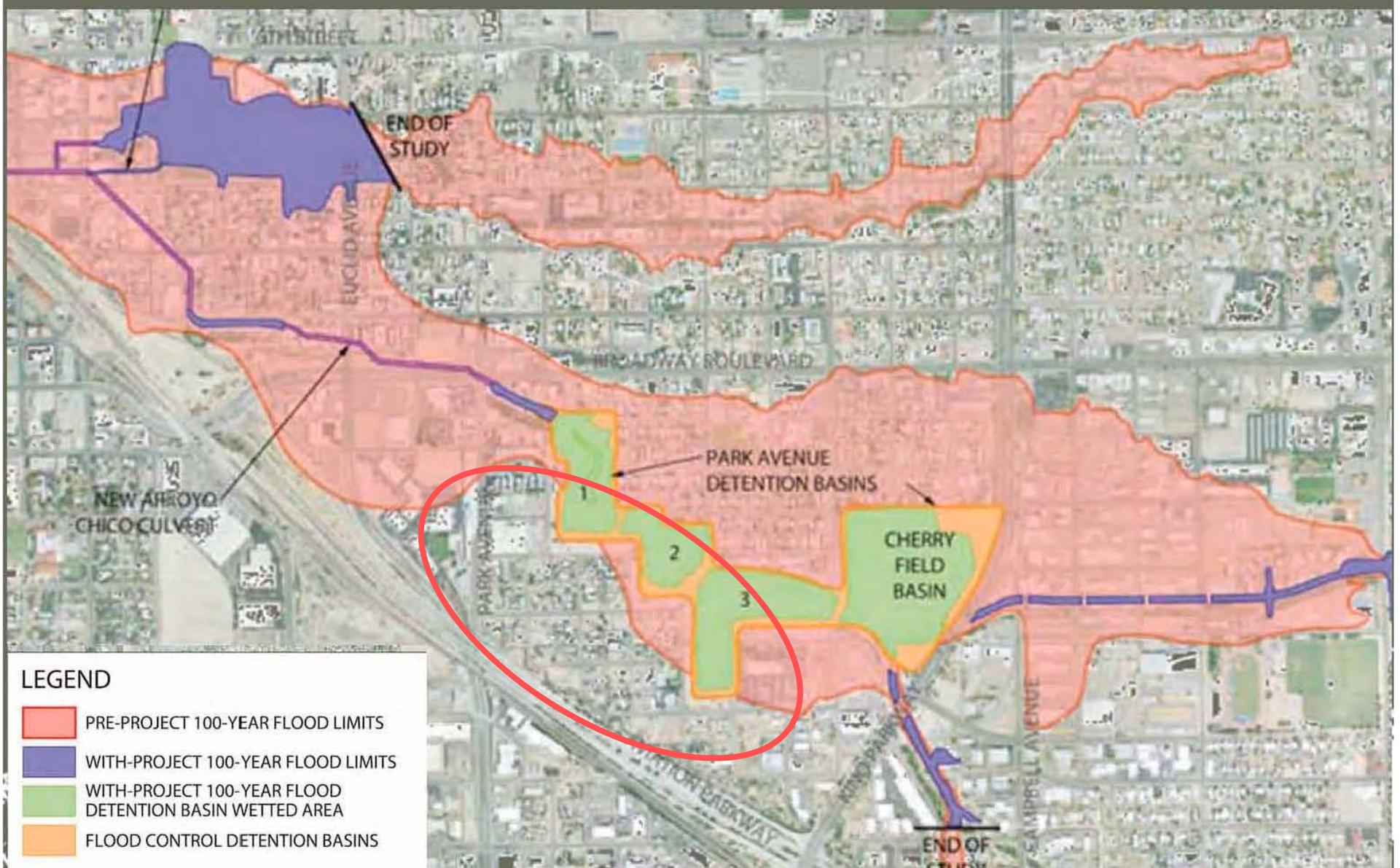
The project would provide environmental restoration of degraded desert habitat and riparian ecosystem within the Park Avenue Basins.

ENVIRONMENTAL BENEFITS

- Preservation of 2.85 acres of existing riparian habitat,
- Restoration of 12.95 acres of riparian environment
- Mitigation of 5.55 acres of riparian habitat

Revegetation of Basins 1, 2, and 3 includes a combination of native riparian and upland species, as well as turf areas for use by residents of the local neighborhoods.

6) Barrio San Antonio project



6) Barrio San Antonio Project Elements

San Antonio Park Furniture

Park Avenue Safety and Public Space Improvements

Neighborhood Traffic Calming

- chicane system
- water harvesting greenway with cisterns
- street trees and curb cuts
- streetscape



Before



After

Images courtesy of the Drachman Institute

6) Barrio San Antonio project

Location of Potential New Community Center



Existing Building



Community Center Design Concept

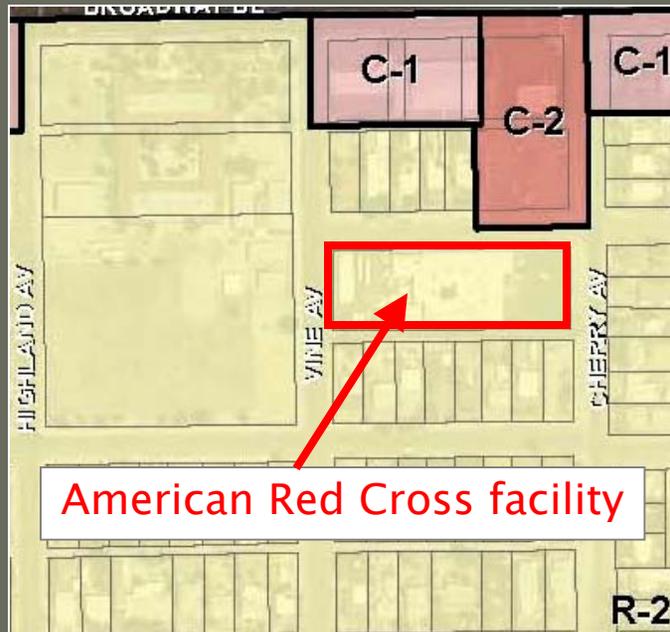


Basketball Court



Images courtesy of the Drachman Institute

3) Zoning discrepancies: Fremont Street and Red Cross facility

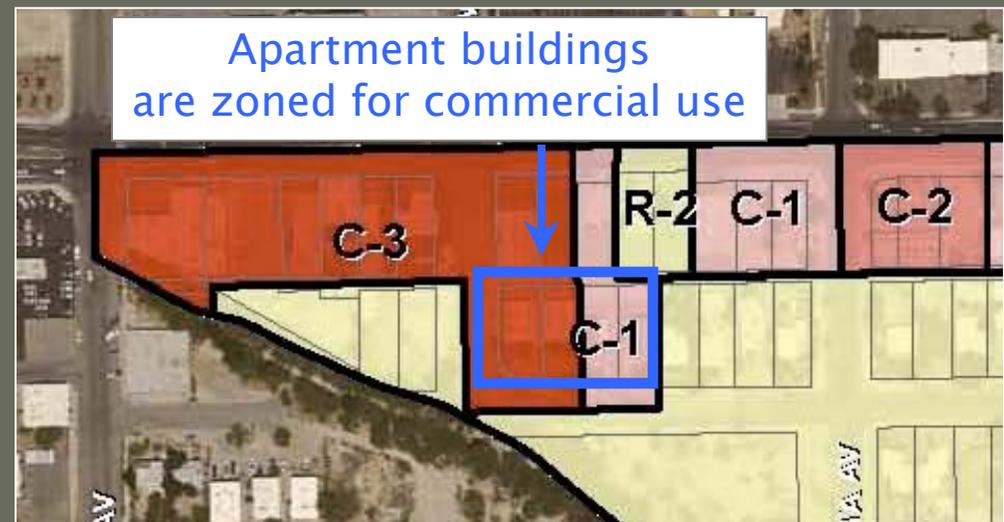


R-2 Zone: Allows medium density, single-family and multifamily residential development together with schools, parks, and other public services necessary for an urban residential environment.

Under the old Zoning Code, such a use would have been allowed with approval of the Board of Adjustment.

C-1 Zoning: Low intensity, commercial and other compatible uses. Residential and related uses are permitted.

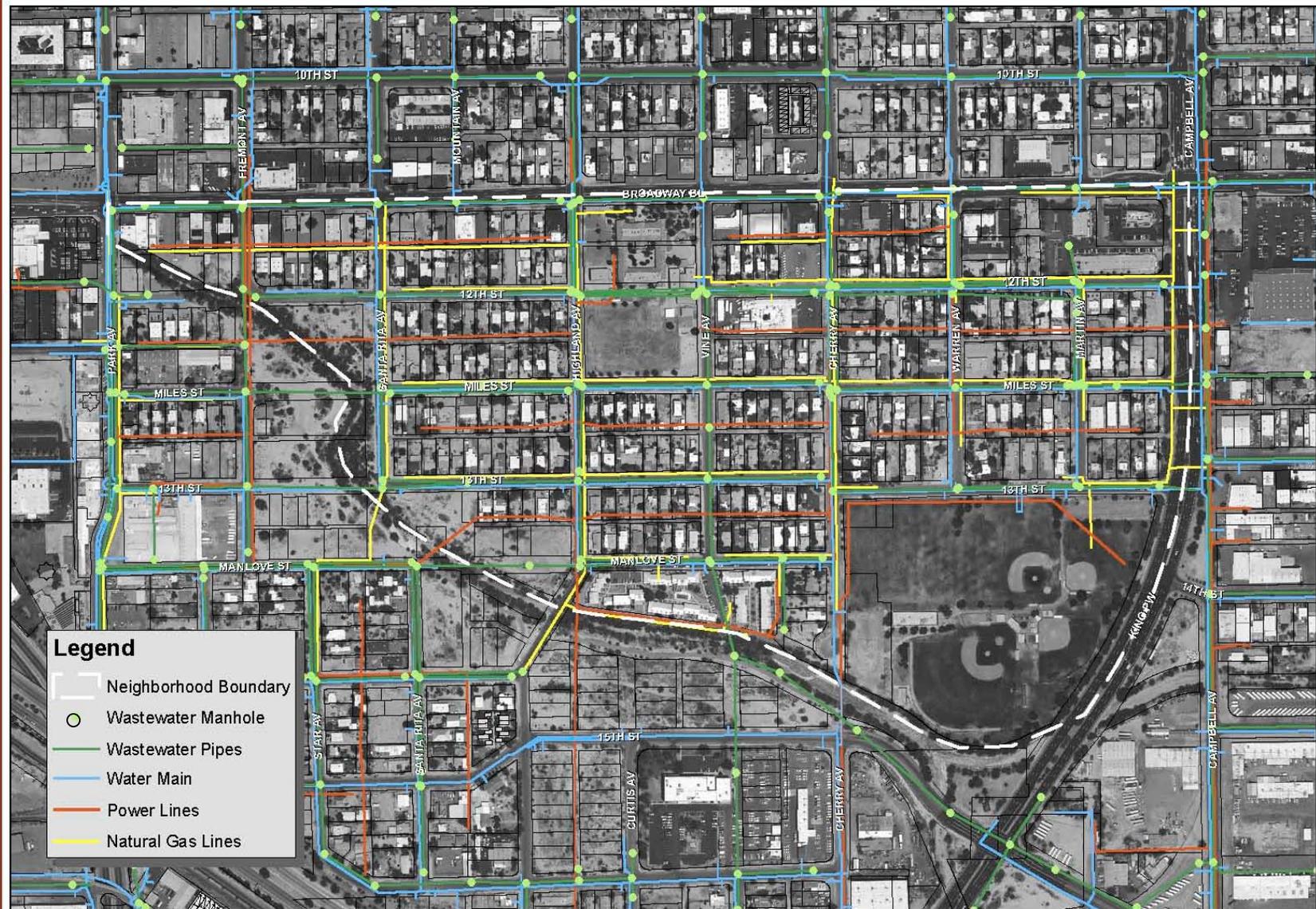
C-3 Zoning: mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas. Residential and other related uses are permitted.



4) Missing sidewalks

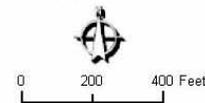


5) Utility mapping for Miles neighborhood



Miles Neighborhood Utilities

All locations are approximate.



This map and other information have been compiled for preliminary and general purposes only. They are not intended to be complete and accurate for any other purposes. Please refer to officially adopted Ordinances and Maps.

7) Red-tagged properties

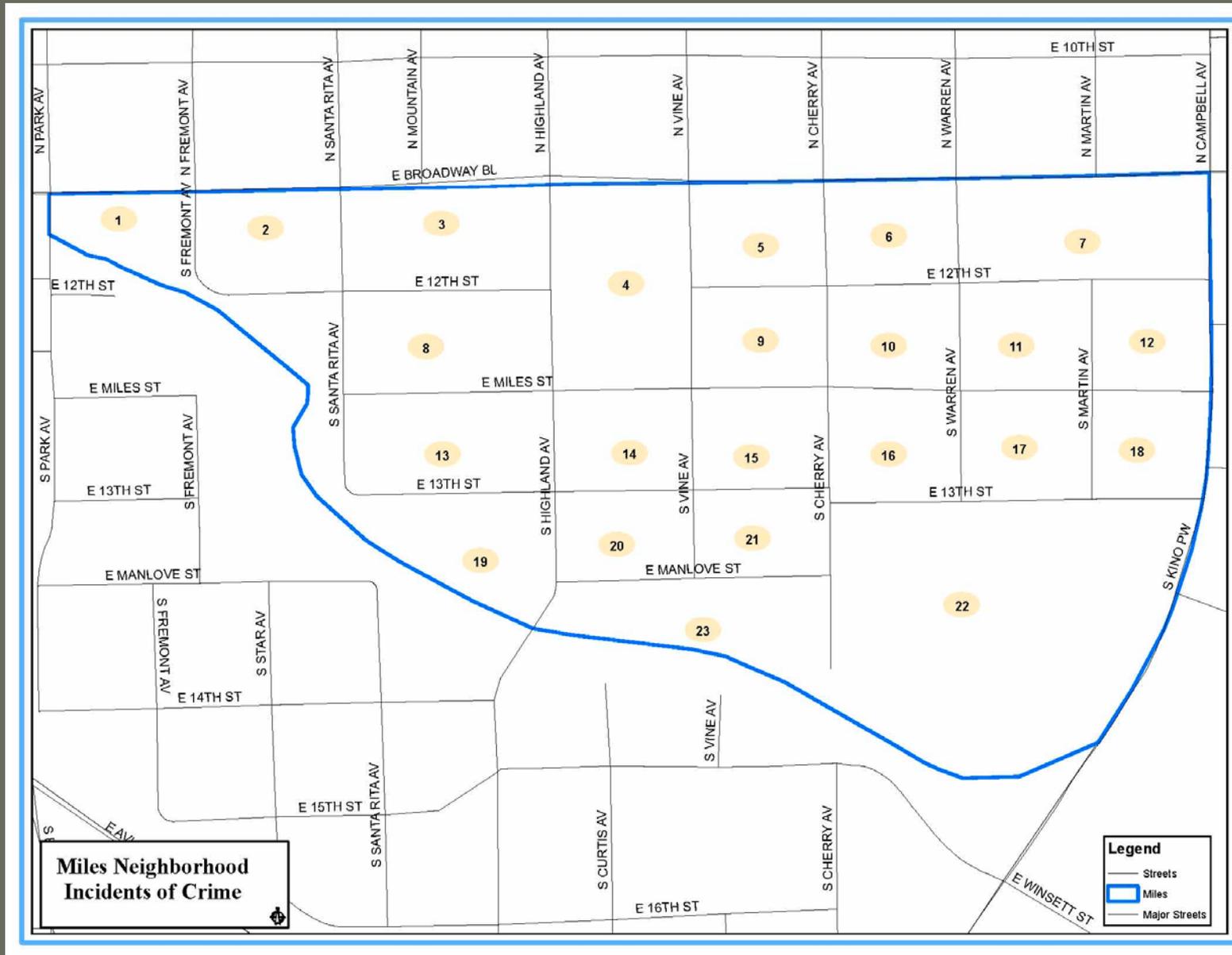
From 2005 to December 18, 2008, six (6) properties within the Miles Neighborhood were red-tagged.

For the period 2005 – June 1, 2007, no specific property data available.

For the period June 1, 2007 to December 18, 2008, red tags issued were issued for the 1400 block of E Manlove and the 1800 block of E Miles.



8) Crime rates by block



Crime data on poster in the back of the room

9) Accessibility of Cherry Fields to the community

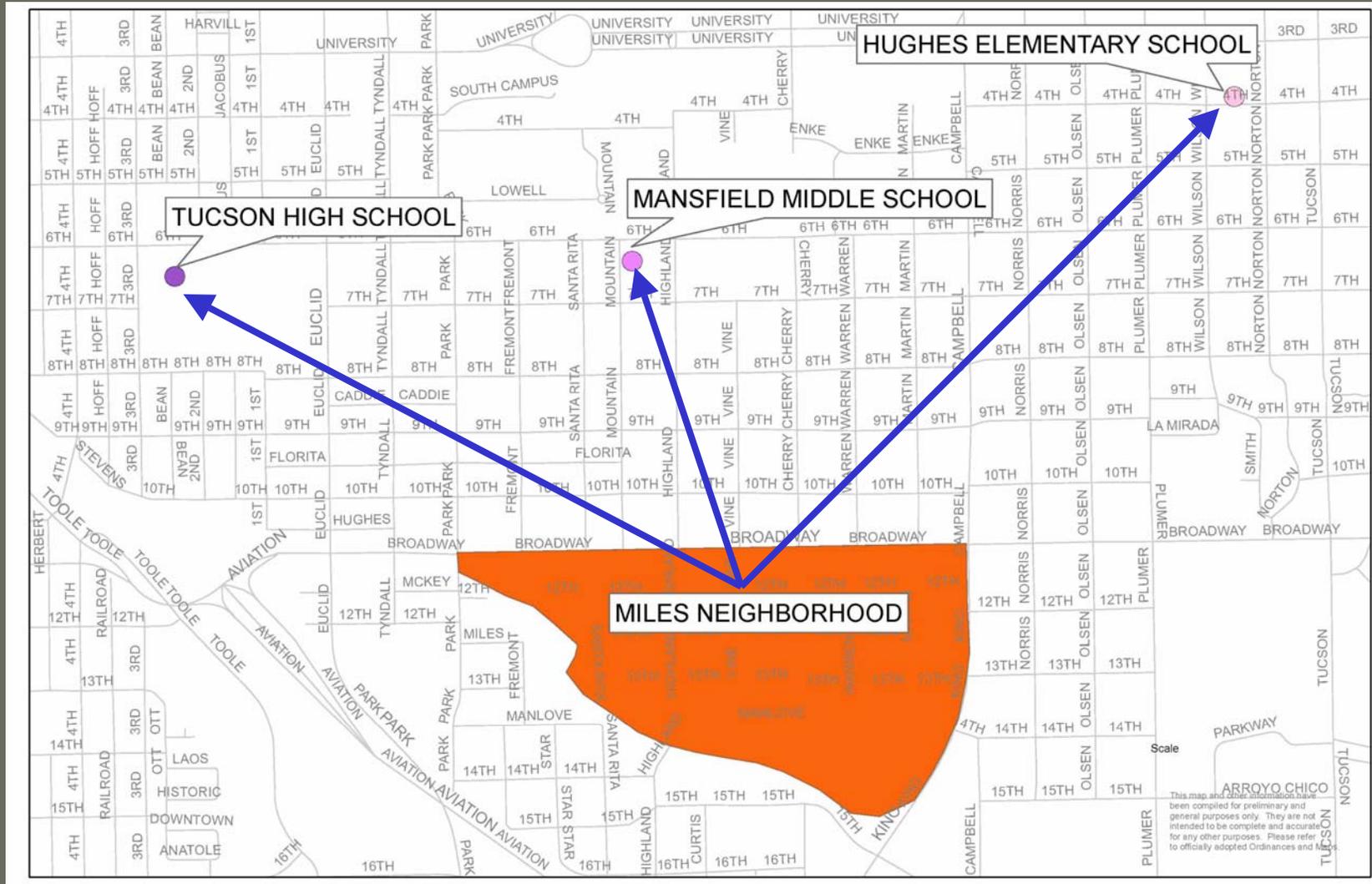
Policy:

Cherry Fields is not open to the public other than through rental of the facility by a community group.

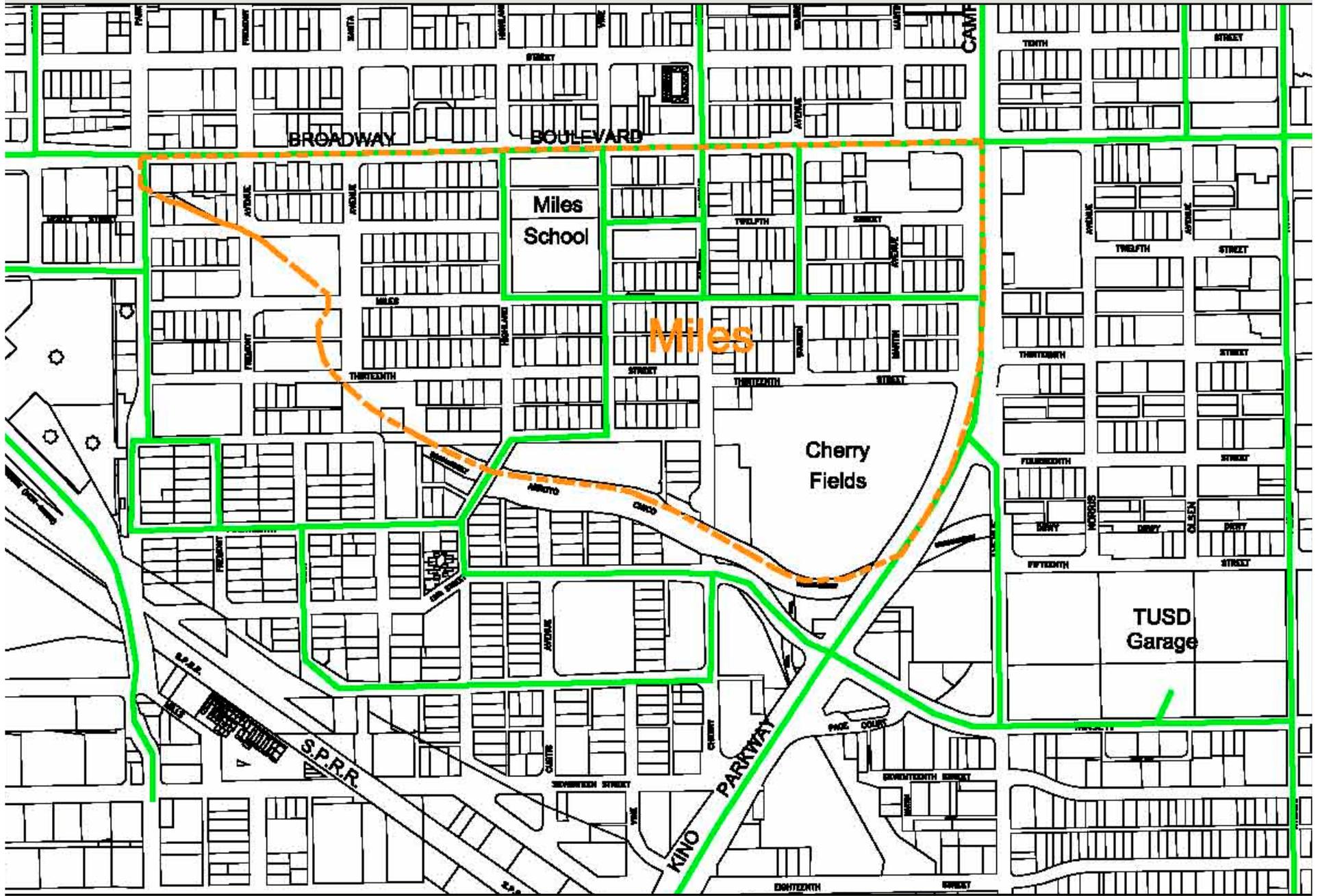
Rental to community groups follows TUSD facilities rental policy.



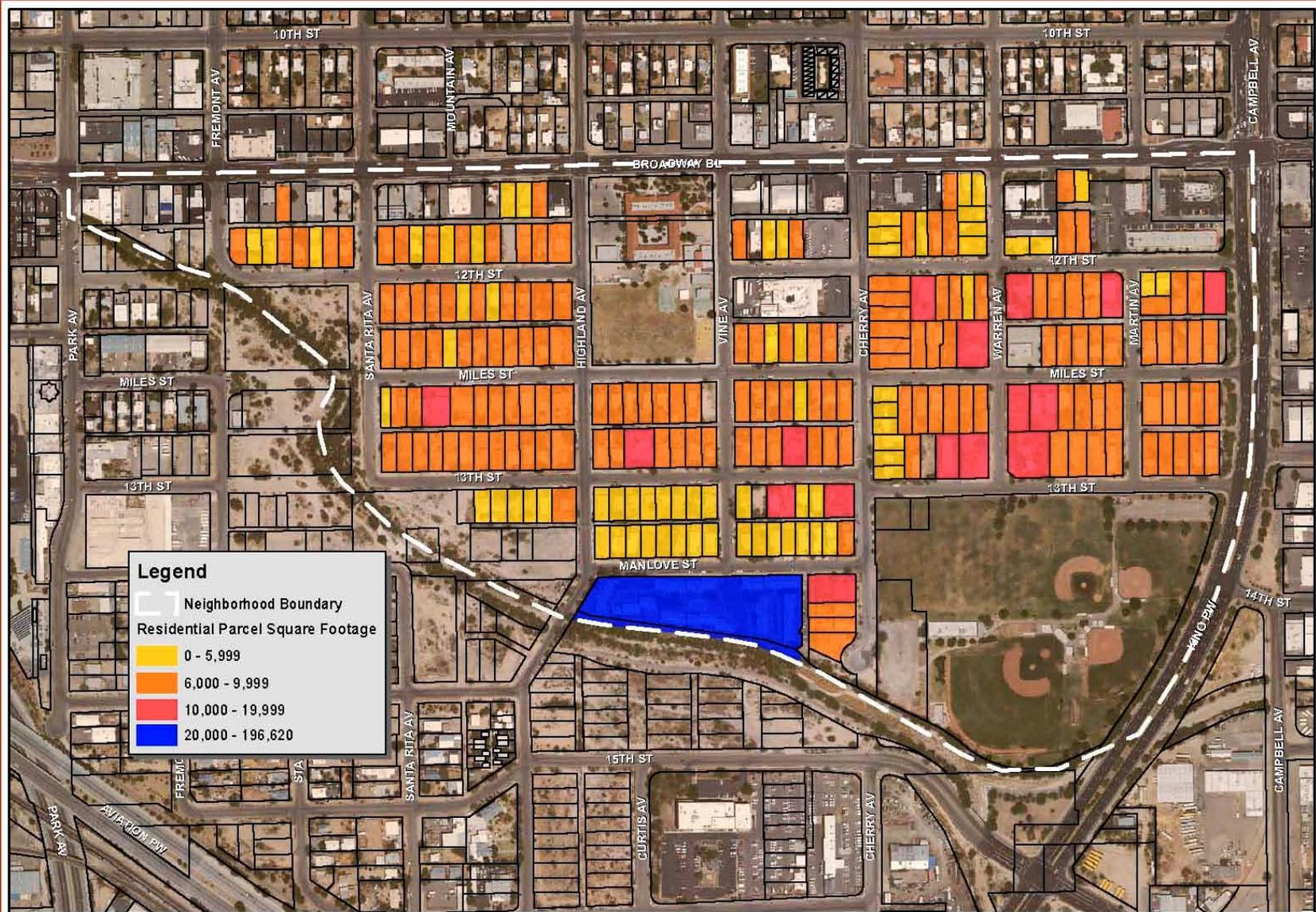
10) Miles neighborhood destination schools



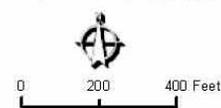
11) Miles School bus routes



12) Number and location of lots > 6,000 ft²

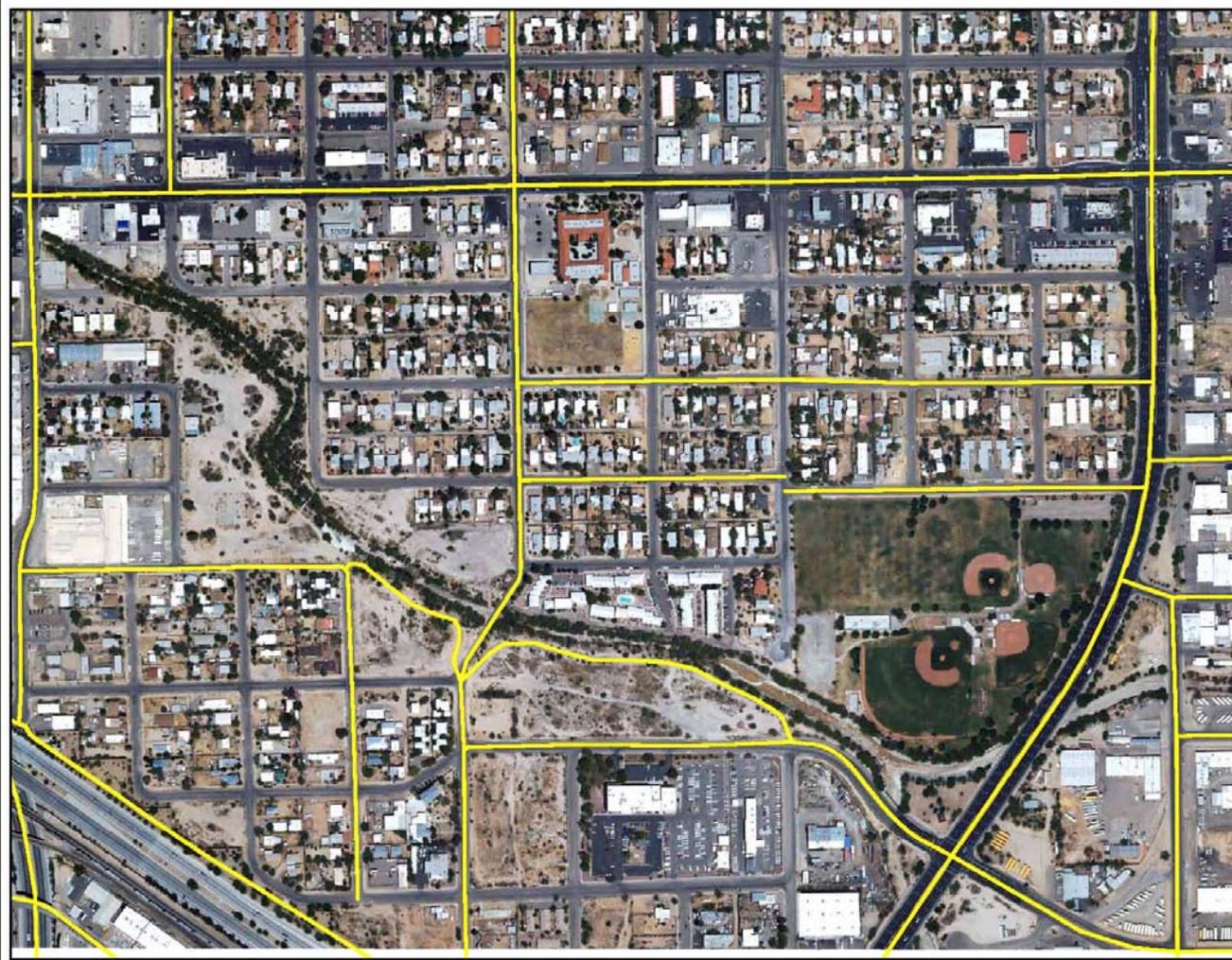


**Miles Neighborhood
Residential Parcel Square Footage**



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1 3) Designated bike routes and route signing and striping policies



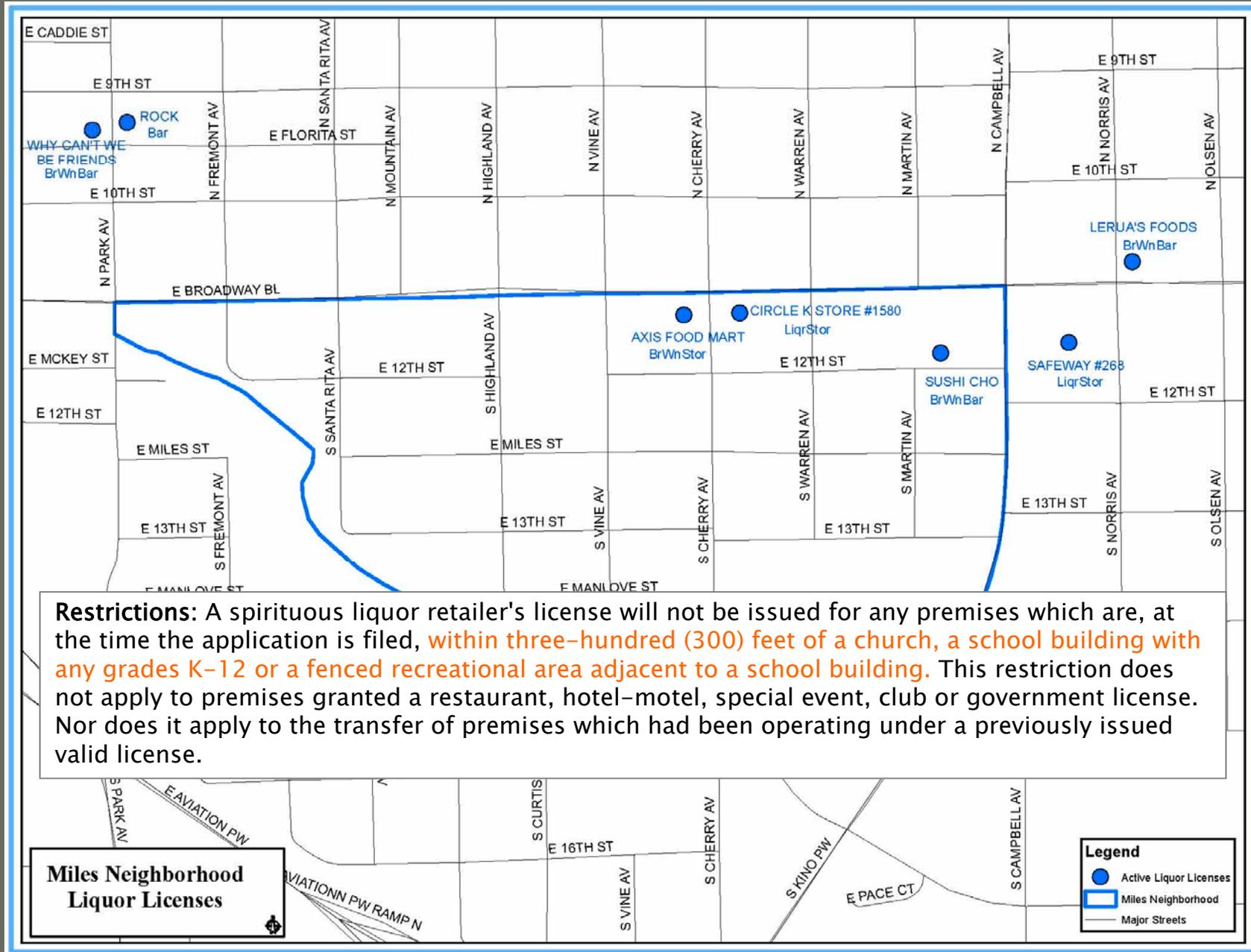
Collector and arterial streets are striped for bike lanes; local streets are not.

Striping will be added to existing roadways, if it fits, when it is resurfaced. All new arterial and collector roadways will be striped.

A "designated bike route" is attached to a collector or arterial that has a bike lane or shoulder. It may also be attached to a local street if it is deemed to provide good connectivity.

Roadways should accommodate five (5) foot wide on-street bicycle routes with painted edgelines when adequate right-of-way is available.

14) Liquor licenses: number and restrictions



Restrictions: A spirituous liquor retailer's license will not be issued for any premises which are, at the time the application is filed, **within three-hundred (300) feet of a church, a school building with any grades K-12 or a fenced recreational area adjacent to a school building.** This restriction does not apply to premises granted a restaurant, hotel-motel, special event, club or government license. Nor does it apply to the transfer of premises which had been operating under a previously issued valid license.

Thank you!