



January 26, 2008 Field Trip

Challenges and Opportunities Identified by Field Trip Participants



Department of
Urban Planning
and Design

Background

- **On Saturday, January 26, 2008, 37 CSC and TAT members and DUPD staff participated in a two-hour field trip.**
- **Purpose: To increase knowledge of the neighborhoods, businesses, institutions, and overall physical environment in the OARP project area.**



Field Trip Route

Legend



Major Washes



Parks

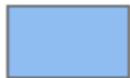
Neighborhood Associations



Adelanto



Balboa Heights



Barrio Blue Moon



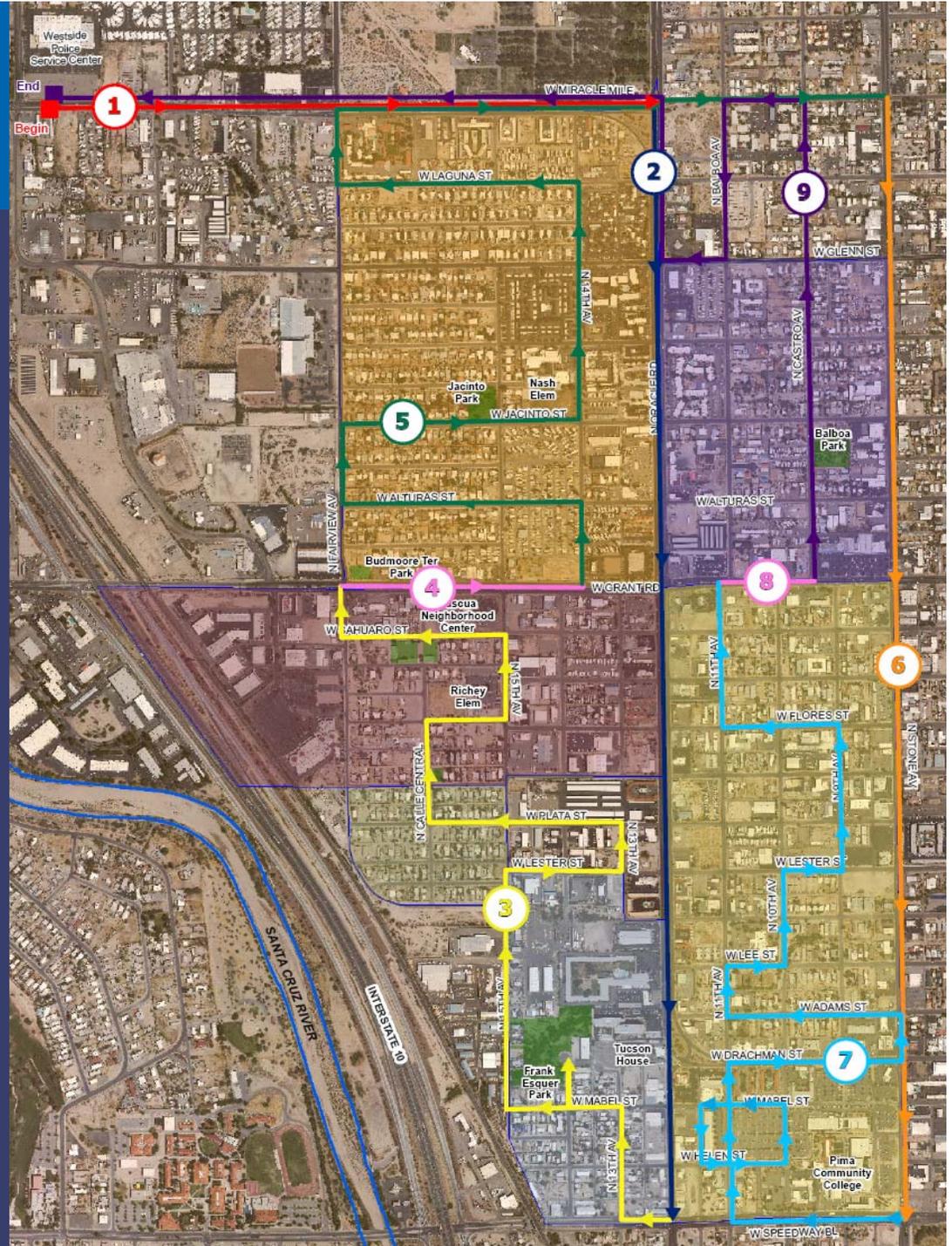
Miracle Manor



Ocotillo Oracle



San Ignacio Yaqui



Background

- Observations similar in nature were grouped, and then organized into 12 categories. These categories were based on challenges and opportunities identified in the OARP Purpose Statement, previous area plans and studies, and the Draft Existing Conditions Report.

OARP Purpose Statement:

To determine policy and procedures to encourage the development of employment options, more services to meet surrounding residential needs, social and recreational opportunities, a variety of housing options, sensitivity to the area's historic character, and overall improvement of the built environment, in conformance with policies in the City of Tucson General Plan.

The Challenges and Opportunities



Economic Development



- **Organization of businesses into an alliance or association.**



- **Support Gem Show-related activities.**



- **Establishment of the Evergreen and Holy Hope Cemeteries into unique tourist attractions.**

Economic Development



- **Organization of farmers markets and community events to attract people.**
- **Establishment of tourist-oriented shops.**



Economic Development



- Establishment of a community free-cycle lot to recycle junk and/or generate income.
- Establishment of PCC's Automobile Lab internships with the auto shops in the area.
- Exploration of ways to allow people work on cars in their yards.



Land Uses

- **Lots of vacant land available for infill development.**
- **Support mixed-use.**
- **Need for neighborhood markets.**
- **Development of pedestrian-oriented businesses/residences along Drachman.**
- **Maintain gas station at Drachman/Stone.**



Land Uses

- Development of nostalgic coffee/diner/restaurant businesses along Miracle Mile
- Removal of adult entertainment and liquor businesses.
- Establishment of farmers market at the NW corner of Castro and Kelso.
- Family-friendly uses around elementary schools.



Landscaping and Screening



- **Buffering/ screening of non-residential uses from surrounding neighborhoods.**
- **Use of native vegetation.**
- **Landscape traffic circles.**
- **Improvement of streetscape.**



Historic Preservation and Cultural Resources

- Sacred land within Yaqui neighborhood is being lost.
- Collaboration of Yaqui community with Richey Elementary.
- Development needs to show sensitivity to Yaqui and Hispanic cultures.
- Expansion of Pascua Community Center.



Historic Preservation and Cultural Resources

- Protection and renovation of historic landmarks and areas.
- Preservation and renovation of old motels and their signs.
- Protection of Ghost Ranch Lodge's gardens and sign.
- Open Ghost Ranch's gardens to the public.



Historic Preservation and Cultural Resources

- Promotion of historic housing over new architecture.
- Recognition of Beau Brummel's Club as the oldest African American Club in Tucson.
- Establishment of the "Rolling Stone Trail" along Stone Avenue.



"Rolling Stone Trail"



Environment



- Mabel floods from Drachman to 15th Ave.
- Potential soil pollution from gas stations and auto repair businesses.
- Potential air pollution.
- Promotion of water harvesting.
- Development of a green space corridor to downtown.



Urban and Architectural Design



- **Businesses lack ADA accessible design.**
- **Areas and buildings to be pedestrian/wheelchair accessible.**
- **Maintain Tucson and neighborhood identity.**
- **Preservation of mountain views.**

Urban and Architectural Design



- **Miracle Mile as a grand entrance to downtown Tucson.**
- **Stone Avenue - develop architecture for bungalow living.**
- **Stone Avenue - Murals being developed.**



Housing



- Many houses seem to be in great need of repair and clean-up.
- More affordable housing.
- Variety of housing types.
- Renovation of mobile homes.
- Potential gentrification in Barrio Blue Moon/Adelanto/San Ignacio Yaqui neighborhoods.



Transportation

- **Street repairs.**
- **Bus stops - shade and lighting.**
- **No bus service through Miracle Manor.**
- **No bus weekend service.**
- **More sidewalks, including to the Post Office.**



- **Most of the ramps on the accessible curbs are too steep.**

Transportation

- **Park and Ride lot at PCC.**
- **CAT Tran routes could be expanded to serve College Place students.**
- **Preservation of the traffic circle at Oracle/Miracle Mile.**
- **Neighborhood connectivity - crosswalks on major roadways.**



Parks and Recreation

- Pascua Yaqui ceremonial park - Water main is leaking.
- Manuel Valenzuela Alvarez Park - Needs shade and maintenance.
- Jacinto Park - Needs improvements.
- Maintain green space and some open space.

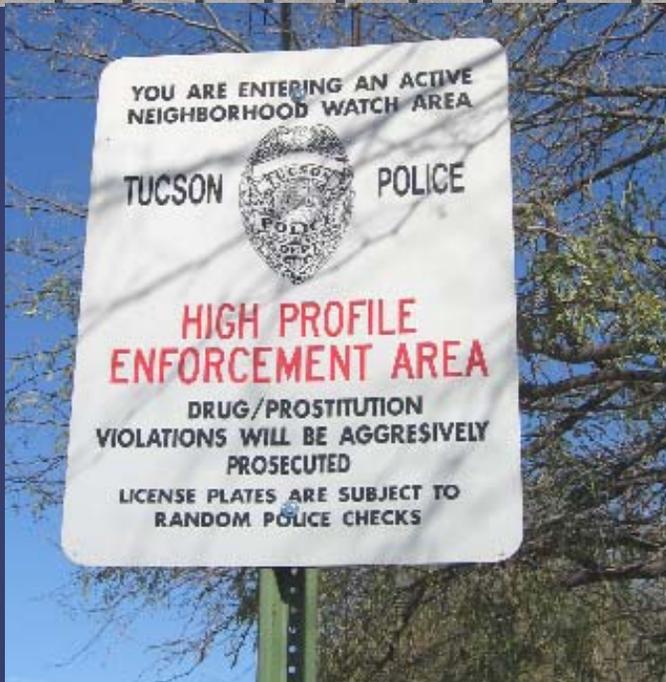


Parks and Recreation

- Maintain large plot on 14th and railroad tracks for open space.
- Soccer fields are needed.
- Ocotillo-Oracle and Coronado Heights – develop parks/community garden.
- Paul Bunyan statue site as a new park.



Safety



- Physical conditions of motels and apartments attract illegal activities.
- More street lighting.
- Kelso at Oracle is a “crime corridor”.
- Drug use.
- Prostitution.
- Despite big police presence, crime continues.

Other

- **Junk and graffiti throughout the OARP project area.**
- **Homes and businesses in need of repair.**
- **Impact of PCC into surrounding neighborhoods.**



Next Step: Constructing the Principles and Goals

**Together we will be building the
OARP Principles and Goals,
which will be used to guide the
development of the
Revitalization Plan**

Next Step: Constructing the Principles and Goals



The building blocks will include:

- **Existing Conditions Report**
(new draft available in mid-March)
- **Previous Studies and Plans**
(summaries coming)
- **Field Trip Observations**
(distributed today)
- **Feedback from the Upcoming
Visioning Workshops**
(March and April)



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