



Visioning Workshop Results

March 12, 2008 Technical Advisory Team (TAT) Workshop

On Wednesday March 12, 2008 a visioning workshop was held with TAT members. This is a transcript of the issues raised and the overarching principles drafted by each workgroup.

TAT members broke into small workgroups seated at three tables and, using aerial maps of the project area, began identifying issues in the OARP project area. TAT members were asked to identify the most relevant issues, based on their workgroup's discussions, using sticky dots they were given (each member was given three sticky dots).

The issues with the most dots were the focus for the last exercise, in which the workgroups created overarching principles for the purpose of guiding the framework for the OARP.

Working Table 1

TAT Members: J. T. Turner (Tucson Police Department), Mike Czechowski (Community Services Department), Nicole Ewing-Gavin (Tucson Department of Transportation), Tamara Prime (Ward III Council Office).

Facilitator: Barbara Hayes, OARP Project Team

Issues (the number of dots indicates most important items for the revitalization of the Oracle Area):

●● **Prostitution/street drug sales**

- ◆ 11th Ave from Lester to Grant (Ocotillo Oracle NA)
- ◆ Grant to Glenn (Balboa Heights NA)
- ◆ Same 100 blocks on Oracle have issues

●● **Increase crime-free multi-housing program participation**

●● **Promote mixed-use and density**

- ◆ Need good examples to point to

●● **Vacant properties**

- ◆ Look at available land for potential development
- ◆ Vacant land between Circle K & Jack-in-the-Box is a problem area

● **Deterioration and preservation of Historic properties**

- ◆ Ghost Ranch Lodge example – is also encouraging new investment

● **Investment opportunities**

- ◆ RTA Grant Road Widening Project:
 - Provides investment opportunities
 - Working with neighborhoods in the project area
 - Important to coordinate with TDOT to create a win-win situation

● **Increase home-ownership**

- ◆ Quality homes: Community Services is rehabilitating & re-selling homes throughout the area (e.g. Barrio Blue Moon project)
- ◆ Need balance between the percentages of owner-occupied and rental properties in the project area
- ◆ Mobile home rehabilitation: Sleepy Hollow, for example; Older trailers are difficult to demolish because of environmentally hazardous materials

● **Youth issues**

- ◆ Youth outreach



- ◆ Gang intervention
- ◆ Old Pascua – what resources are being used?

Lack of basic services (0 dots)

- ◆ Such as a grocery store
- ◆ An excess of social services

Intersection improvements will encourage redevelopment (0 dots)

- ◆ For example, One West at Stone/Speedway
- ◆ Improvements are planned for Main (Oracle)/Speedway
- ◆ Seek funds to implement Stone Corridor planned improvements (through Transportation Enhancement grants and Pima County Reinvestment Funds)

Dumping in Right-of-Ways/Orphan waste issues (0 dots)

Integrate assets [within the project area] better (0 dots)

- ◆ Better connections with PCC & UA
- ◆ Walkable neighborhoods
- ◆ More pedestrian & bike options
- ◆ Extend streetcar to this area?

Preserve the unique cultural history of the Old Pascua (0 dots)

- ◆ Encroachment of development

Focus on the area as a gateway to downtown (0 dots)

- ◆ Need nicer looking buildings that function
- ◆ Create an identity

Parks/Open space (0 dots)

Preliminary Principles:

- ◆ Developing vacant land, mixed-use, good development examples, balanced mixed-use along transportation corridors, preserve and revitalize historic properties and neighborhood cores.
- ◆ Create both a physical and enforcement environment that is inhospitable to criminal element. Use Crime Prevention Through Environmental Design (CPTED) in planning.
- ◆ Maximize public input, cross-section of voices, languages.
- ◆ Develop multi-pronged approach to new, quality housing and home ownership options. Education re: home ownership.

Working Table 2

TAT Members: Frank Sousa (Tucson Office of Conservation and Sustainable Development), John Carroll (Pima Community College), Pamela Roberts (Amphitheater School District)

Facilitator: Jenn Burdick, OARP Project Team

Issues (the number of dots indicates most important items for the revitalization of the Oracle Area):

●●●● **Safety**

- ◆ Safety around the schools (“When you have to worry about walking to school, that’s not good!”)
- ◆ Transients around PCC
- ◆ Safety in the parks and habitat/riparian areas



- ◆ Enforcement in one area just pushes the crime into another area, either in the project area or to other areas in town
- ◆ Bring in Neighborhood/Campus Watch programs to the schools (PCC already has Campus Watch program – perhaps use as a model)

●● **Business**

- ◆ Some of the businesses in the area draw clientele that perpetuate the majority of crime and drug problems
- ◆ Not enough visible “good” businesses drawing in positive clientele

●● **Education**

- ◆ PCC is a major occupational campus
- ◆ Education of the population living in the project area is critical to their ability to prosper and succeed
- ◆ Need more outreach to local area and businesses
 - Basic information about educational opportunities
 - Adult education programs
 - Job & life skills programs
 - Creating partnerships with local area businesses

● **Flooding**

- ◆ Bronx Wash is a mess
 - There’s a trailer blocking flow in the wash on the east side of Oracle
 - The culverts are too small
 - College Place floods
- ◆ “Mabel River”
 - Actually starts at UMC
 - PCC sees major flooding just behind Tucson Inn (just east of 10th Ave to

Congestion of traffic on Stone Avenue, especially at Speedway (0 dots)

Water harvesting by neighborhoods would aid in local flooding issues by diverting a lot of the runoff (“Widespread water harvesting = better local drainage”) (0 dots)

- ◆ To fix the drainage problems within the City would cost anywhere between \$1-1.5 billion dollars

Need beautification (0 dots)

- ◆ Grants can help fund fixing up existing homes and businesses
- ◆ Involve organizations to help with clean-ups, rehabilitations, and more
- ◆ Individuals doing things in their neighborhoods and on their properties

A lot of open land for an area so close to downtown (0 dots)

No athletic facilities in the project area (0 dots)

Parks is always looking for relief from maintenance – pocket parks are hard on them (0 dots)

There is a high percentage of rental properties in the area (0 dots)

Preliminary Principles:

- ◆ Develop neighborhood programs and partnerships to promote safety.
- ◆ Develop targeted outreach programs for adult education and promote workforce skill development. (education)



- ◆ Encourage a diversity of businesses to promote many levels of income development and support a positive cultural climate.

Working Table 3

TAT Members: Ann Audrey (Tucson Office of Conservation and Sustainable Development), Artemio Hoyos (Pascua Yaqui Tribe), Pat Quinn (Tucson Fire Department), Teresa Williams (Department of Neighborhood Resources).

Facilitator: María Gayosso, OARP Project Team

Issues (the number of dots indicates most important items for the revitalization of the Oracle Area):

●●●● Lots of substandard housing in the area

- ◆ Landlords don't value investing in their properties
- ◆ Renters don't complain
- ◆ Substandard mobile homes
- ◆ Enforcement of building/property codes on substandard housing can cause displacement of low-income families
- ◆ Lack of code enforcement affects quality of life and property values

●● Parks are needed throughout the area

- ◆ Potential for micro-parks on City-owned lots?

● Emergency access needs to be maintained throughout the area

- ◆ Tucson House and PCC are high emergency medical service (EMS) call areas (density, high rise)
- ◆ Access is vital during construction
- ◆ Watershed needs to be better handled (monsoon season brings many drainage issues affecting service delivery)
- ◆ Over-the-head utilities become obstacles for emergency vehicles if they come down due to an accident of weather conditions.
- ◆ There are a lot of old structures that don't meet fire code

● More streetscape needed along residential neighborhoods

- ◆ There may not be enough right-of-way (ROW)
- ◆ Evaluate for potential right-of-way tree planting based on ROW width, overhead wires, etc.

● Lots of buffelgrass throughout the area

- ◆ Find ways to map and remove the buffelgrass

● Commercial strip are not designed to be inviting to potential customers

● Aesthetically the area needs to be greatly improved

● All aspects of crime occur in the area

Bronx Wash could be revegetated with native plants (0 dots)

Water harvesting (0 dots)

- ◆ Homes could be doing more of it
- ◆ PCC and other commercial buildings could be retrofitted for it

Lots of vacant land – infill is needed (0 dots)



Major street corridors need to be improved (0 dots)

Neighborhood Associations tend to stop certain investment projects (0 dots)

Preliminary principles:

- ◆ Recognize and celebrate cultural diversity.
- ◆ Improve the area into the 21st century, addressing basic elements such as zoning, infrastructure, drainage, accessibility, and landscaping.
- ◆ Maintain diversity of housing types.
- ◆ Create a sustainable community by converting waste products into resources (i.e. use stormwater to support vegetation).
- ◆ Project area to become an inviting destination and a gateway into downtown.