



Oracle Area Revitalization Plan (OARP)
DRAFT – Existing Conditions Report
December 2007

Prepared by City of Tucson Department of Urban Planning and Design for the Citizens Steering Committee Second Meeting, December 12, 2007

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A. Introduction.

The Existing Conditions Report provides an overview of the current conditions and trends within the Oracle Area Revitalization Plan (OARP) project area (see section C on page 6). This information will serve as the foundation on which future visions will be built. Before embarking on thoughts for the future of the OARP project area, it is prudent to understand its existing socioeconomic, environmental, land use, transportation, and infrastructure conditions.

B. Highlights of this Existing Conditions Report.

Background.

- The OARP project area, which has been struggling to regain its role as a key gateway in Tucson’s downtown core, has been an ongoing focus and concern of residents, property and businesses owners, and interest groups over the years.

Location.

- The project area is located within the Central Core Growth Area of the 2001 City of Tucson *General Plan*, which comprises a substantial part of the economic activity within the city.

Population.

- About 11,401 people reside in the 2.6 square-foot project area.

Unemployment.

- The unemployment rate in the project area (9.1%) is significantly higher than the unemployment rate for the city as a whole (5.9%).

Income Levels.

- The median household income is lower in the project area (\$21,204) than the median for the entire city (\$30,981).
- About 36% of the population in the project area is below the poverty level, compared to about 18% in the city.
- About 26% of the population within the project area are children, of which about 11% live under the poverty level.





Education.

- For those 25 years and older, 24.5% graduated from high school (24% in the city), and only 7% have a bachelor's degree (as compared to 14% in the city).

Ethnicity.

- Almost half of the population (47.5%) in the OARP project area is Hispanic, followed by 37% White, 6% American Indian, 4% African American, 3% Asian, 2% from two or more races, and 0.5% from other race.

Occupations.

- Occupations of the population in the project area are diverse. People work in production, professional services, food preparation, cleaning and maintenance, office and administrative support, transportation, construction, and management. Small percentages of the population work in healthcare, protective services, personal care and services, installation, maintenance and repair, and sales.

Housing.

- The median value of owner-occupied homes in the OARP project area is 24% lower than the median for the entire city. The median gross rent is also lower.
- A great majority of the occupied residential units are renter-occupied (71.5%).
- There is a variety of housing types in the project area: about 33% are single-family residences; over 50% are multi-family; and 13% are mobile homes.

Crime.

- Crime is an issue in the project area. Between 2004 and 2006, the Tucson Police Department (TPD) handled almost 3,000 sex and drug crimes, almost 3,000 crimes to property, and almost 700 violent crimes.
- In addition to situations associated with actual crime, another important element is the fear of crime, as shown in the results of the Oracle Area Survey, a survey conducted in July 2007 in association with the OARP. Based on responses received, fear is restricting peoples' activity in the project area.

Flooding.

- Prominent in the southern portion of the project area is the Bronx Wash. Both the existing channel alignment and the culverts at Oracle Road and near the Interstate 10 are undersized, resulting in documented flooding.
- Flooding is documented along Mabel Street, along a small wash west of Oracle Road on the Elm Street alignment, and along Ventura and Calle Sur alignments west of Oracle Road. Unmapped floodplains along the western portions of Jacinto Street, Glenn Street, and Grant Road also impact the OARP project area.





Cultural Resources.

- A comprehensive cultural resource survey has not been prepared for the OARP project area. It is known that the Ghost Ranch Lodge on Miracle Mile is eligible for the National Register of Historic Places, and there may be additional motel properties along Miracle Mile that would also meet the requirements.
- There are other properties in the project area old enough to be assessed for eligibility for the National Register, although it is unlikely there would be sufficient properties to qualify as a historic district.
- There is potential to assess Oracle Road and Miracle Mile and their places in the transportation history of the community.

Property Ownership.

The great majority of the land in the project area is privately owned (73%).

Land Use and Zoning.

- Most of the construction in the project area occurred prior to World War II (pre-automobile era), which is reflected in the closeness of residential, commercial, office, and industrial uses to each other.
- 42% of the land area is used for residential purposes; 24% is commercial and 9.5%, is industrial. Nearly 13% is used for public uses (parks, utilities, institutional), and about 12% of the land within the area is undeveloped.
- Residential and commercial zoning are almost equal in the OARP project area, with 34% residential and 37% commercial. Industrial zoning represents 19 % of the zoning in the project area.

Circulation and Transportation.

- Within the project area, the *Major Streets and Routes Plan* designates Miracle Mile, Grant Road, Drachman Street, Speedway Boulevard and Stone Avenue as arterial streets. Glenn Street is a designated collector street. Oracle Road is a designated gateway arterial between Miracle Mile and Drachman Street, and south of Drachman Street is a designated arterial street.
- Miracle Mile, Glenn Street, Grant Road, Drachman Street, Speedway Blvd., Stone Avenue and Oracle Road all have striped bike lanes.
- The project area is serviced by six Sun Tran's fixed-routes, and by Van Tran, which is the ADA complementary paratransit service for Sun Tran. Between September 1 and November 30, 2007, Van Tran served 117 individuals, with a total of 3,303 trips within the project area.
- 31.4% of households in the project area have no vehicle. About 15.6% of owner occupied households have no vehicle, while 67.4% of all renter households have no vehicle.





Public Facilities.

- There are three fire stations serving the project area. The closest is Station 8, about a mile north from the project area. Fire response time is 5 minutes or less. Basic Life Support response time is 4 minutes or less. Advanced Life Support (Paramedic) response time is 9 minutes or less.
- There are no police stations within the project area. The closest police station (about half a mile west of the project area) is the Westside Police Service Center, which the City of Tucson opened on September 24, 2007.
- There are five neighborhood parks (two of these are co-located with elementary schools) and a mini park within the project area. There are two neighborhood centers in the project area: the Pascua Neighborhood Center and the Marty Birdman Neighborhood Center (at Balboa Heights Park).
- There are three schools in project area: Nash Elementary, K-5 (Amphitheater School District); Richey, K-8 (Tucson Unified School District); and Pima Community College. The closest high schools are Amphi High School (Amphitheater School District) and Flowing Wells High School (Flowing Wells School District).
- The nearest public library facility is the El Rio Branch Library, which is about a mile west from the OARP project area.





C. Project Boundaries.

The OARP project area extends from Miracle Mile on the north to Speedway Boulevard on the south and from Stone Avenue on the east to Fairview Avenue / Interstate-10 on the west (see *Map 1 – OARP Project Boundaries*). The area encompasses approximately 2.6 square miles, which represents about 1.3% of the City of Tucson’s total area

D. Project Location.

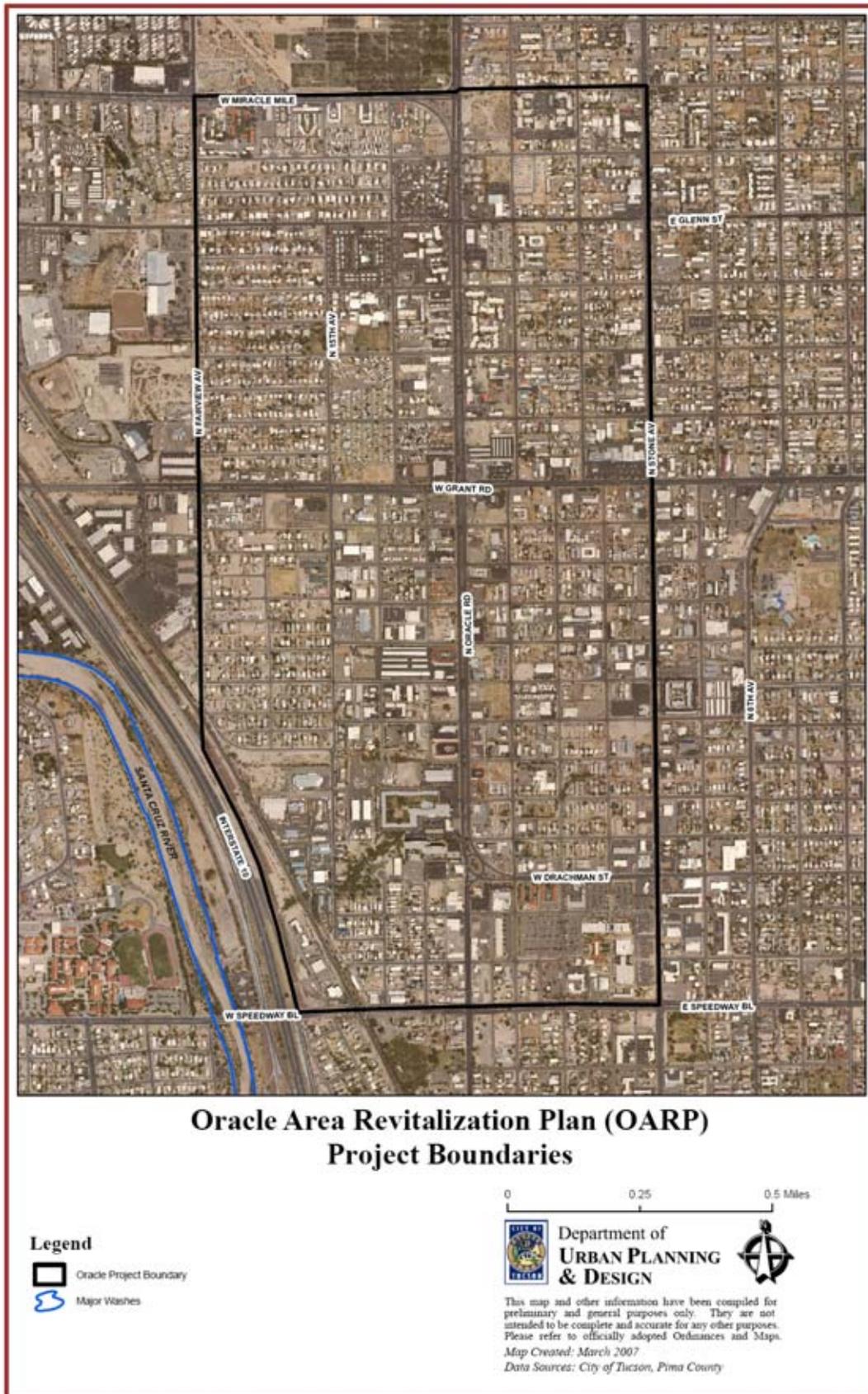
The OARP project area is located in close proximity to Tucson’s downtown, Interstate 10, the University of Arizona (see *Map 2 – Location Map* and *Map 3 – Surrounding Prominent Places*). In the past, Oracle Road was a state highway, and served as an important gateway into Tucson.

The OARP project area is located within the Central Core Growth Area (Central Core) of the 2001 City of Tucson *General Plan* (see *Map 4 – General Plan Growth Areas*). The Central Core comprises a substantial part of the economic activity within the city: approximately 32 percent of the business licenses are issued to Central Core sites. In addition, nearly 32 percent of the office space and 47 percent of the industrial space is located within the Central Core. Approximately 42 percent of all employment is within the Central Core.



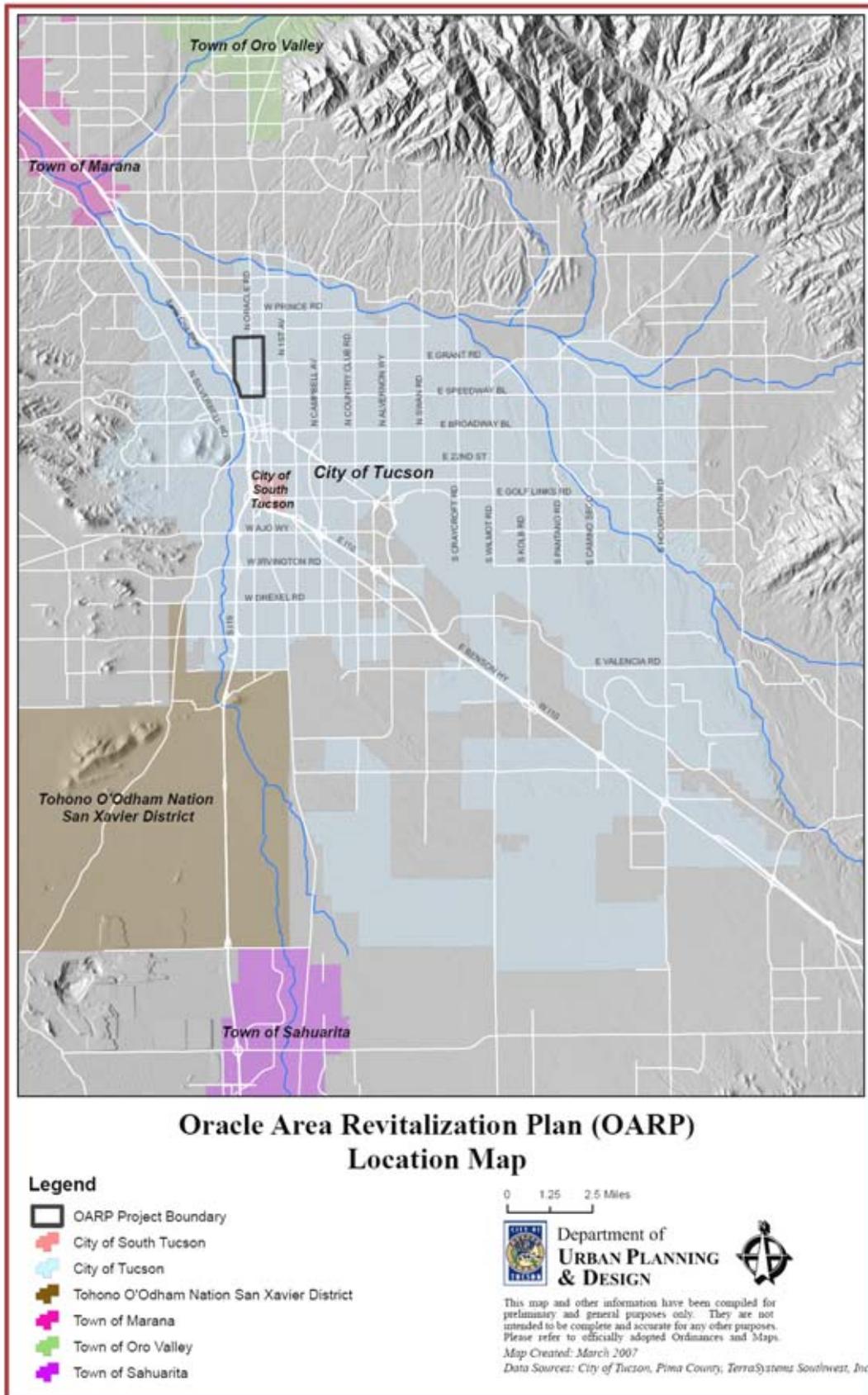


Map 1 – Project Boundaries



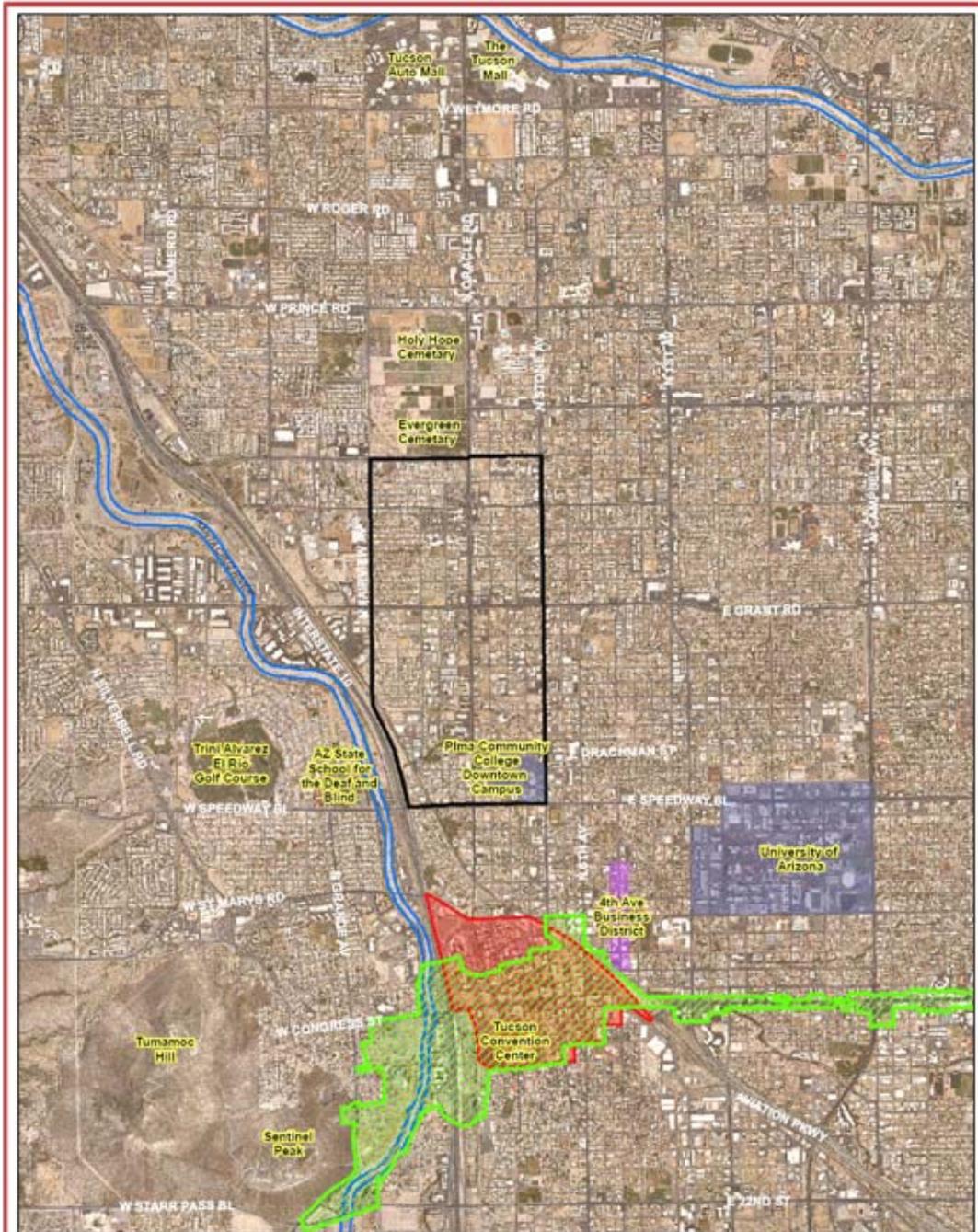


Map 2 – Location Map





Map 3 – Surrounding Prominent Places



Oracle Area Revitalization Plan (OARP) Surrounding Prominent Places

Legend

- OARP Boundary
- Major Washes
- Downtown Business (TIF) District
- Downtown Tucson
- Colleges & Universities
- 4th Avenue Business District

0 0.5 1 Miles



Department of URBAN PLANNING & DESIGN



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. Map Created: March 2007. Data Sources: City of Tucson, Pima County Half-Foot Color Orthophoto, 2005





E. Past and Current Planning Projects in the OARP Project Area.

The success and vitality of the OARP project area has been an ongoing focus and concern of residents, property and businesses owners, and interest groups over the years. The challenge for the OARP, therefore, is to build on past planning efforts, citizen group activities, and public and private development initiatives to create a revitalization plan that will contribute to sustainable neighborhoods, businesses, and institutions while being respectful of historic characteristics and environmental sensitivities.

Following is a list of past and current planning efforts relevant to the OARP area identified to date. *Map 5 – Adopted Plans and Overlays*, shows those efforts that have been adopted by the Major and Council.

1. 2009 Grant Road Improvement Plan

The improvement of Grant Road from Oracle Road to Swan Road is one of the largest of the Regional Transportation Authority projects approved by voters in May of 2006. The plan for this project is expected to be completed in 2009, followed by right-of-way acquisition, and finally construction in 2013. The plan, which is being conducted through the City Department of Transportation (DOT), will take into account not only the road, but also the neighborhoods, businesses, institutions, and other uses within one-quarter mile of the road with the goal of identifying opportunities for revitalizing the economic and community vitality of the Grant Road corridor. Urban Planning and Design staff involved in the OARP project are working with DOT staff to ensure coordination between these two projects.

2. 2007 Oracle Road/Main Avenue/Drachman Street Traffic Control Change.

In Fall of 2007, the City of Tucson Department of Transportation (TDOT) completed the reconfiguration of the historic roundabout at Oracle Road/Main Avenue/Drachman Street to a “T” intersection with traffic signals. Other new amenities include sidewalks with curb access ramps, landscaping with irrigation, streets lights, rubberized asphalt road surface to reduce noise, storm drain system with curb inlets, and water mains.

This intersection reconfiguration is one of several transportation projects – identified through the 2001 Stone Avenue Measures for a Livable Corridor Study – that is intended to modify circulation patterns in the area in an effort to relieve congestion at the Stone Avenue and Speedway Boulevard intersection. Anticipating that more traffic will travel south on Main Street as a result of the new “T” intersection, the next project will add a left-turn lane at Speedway Boulevard and Main Street. This project is currently in design at TDOT.

3. 2006 Downtown Infill Incentive District.

In March 2006, the City of Tucson Major and Council established the Downtown Infill Incentive District (DIID) to provide expedited zoning or rezoning procedures, expedited processing of plans and proposals, waivers of municipal fees for development activities as long as the waivers are not funded by other development fees, and relief from development standards. A good portion of the OARP project area is located within this infill incentive district (see *Map 5 – Adopted Plans and Overlays* and *Map 6 – Downtown Infill Incentive District*).





The purpose of an infill incentive district is to help revitalize already urbanized areas where infrastructure and services are in place. The DIID has been identified as an area with a general absence of development and investment activity, a loss of population, a large number of vacant lots and a prominent occurrence of dilapidated buildings. The main challenge of the DIID are limitations on the extent Land Use Code (LUC) requirements can be modified and the need to get Mayor and Council approval of a development agreement.

Since it was established, only one project has used the DIID. The project, 5 Points Gateway Plaza, is located on a vacant lot at the northeast corner of 18th Street and 6th Avenue, consisting of a new 9,190 square foot, two story mixed use building. It includes the rehabilitation of an existing 718 square foot historic structure located on the east side of the site.

4. 2005 Miracle Manor Neighborhood Action Plan.

Graduate students from the University of Arizona Planning Program prepared this action plan in 2005 for the Miracle Manor Neighborhood. The students inventoried neighborhood assets for use in helping residents develop a vision for their neighborhood's future, as well as goals, objectives, and strategies to implement that vision.

5. 2002 Ocotillo Oracle Neighborhood Plan.

[In progress]

6. 2001 City of Tucson General Plan.

The General Plan, adopted by Mayor and Council in 2001, provides an overall vision for different growth areas in the city (see *Map 4 – General Plan Growth Areas*). The OARP project area is located within the Central Core Growth Area. The General Plan provides a “blueprint” for future development, by establishing goals and policies upon which the City Council and Planning Commission base their land use decisions.

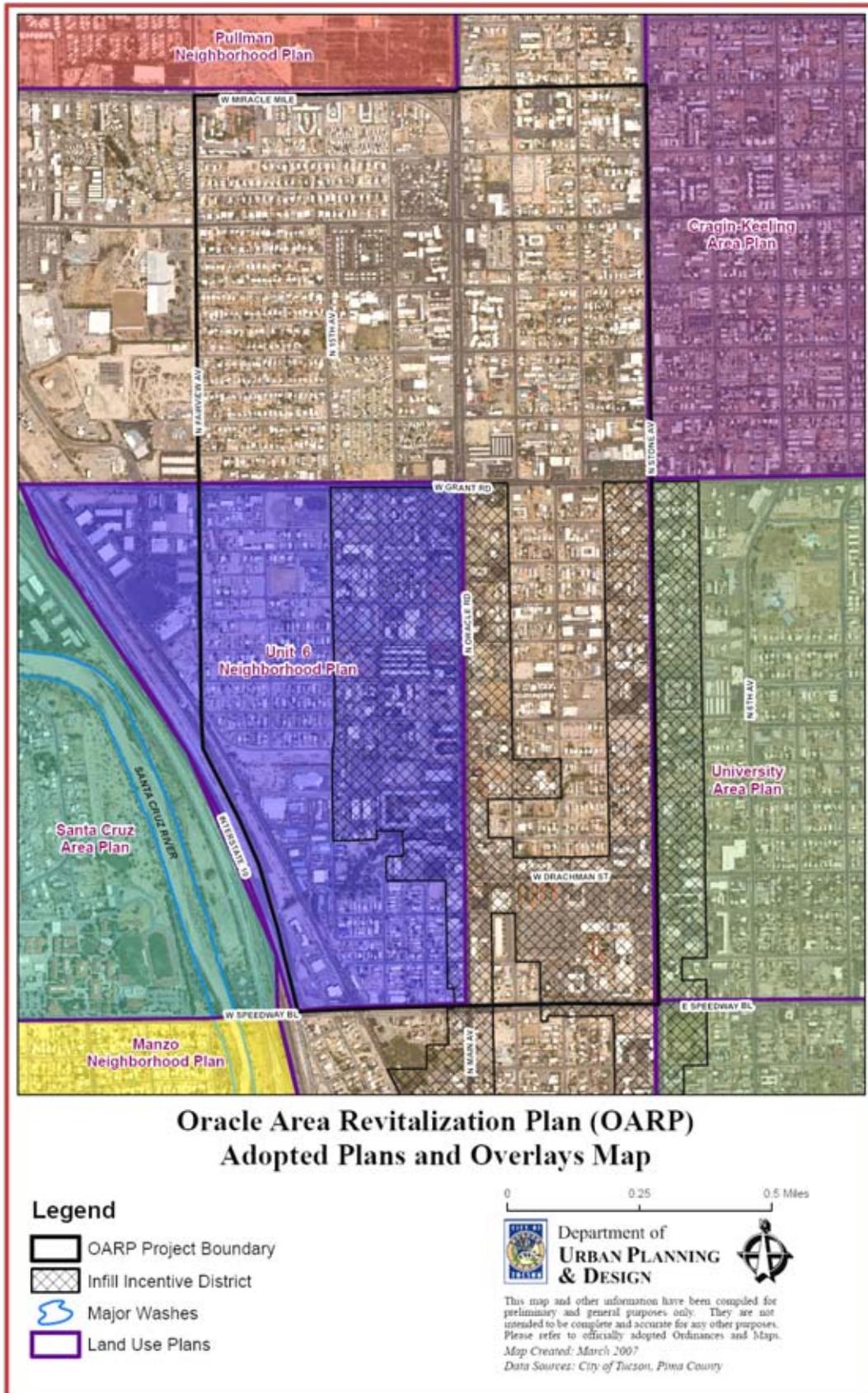
7. 1976 Unit 6 Neighborhood Land Use and Circulation Plan.

The Unit 6 Plan, adopted by Mayor and Council in 1976, focuses on the area between Grant Road and Speedway Boulevard and Interstate 10 and Oracle Road. The purpose of this plan is to stabilize the balance of residential, commercial, and industrial uses and to remove some of the circulation conflicts in the area by establishing several revitalization, circulation, and neighborhood policies.



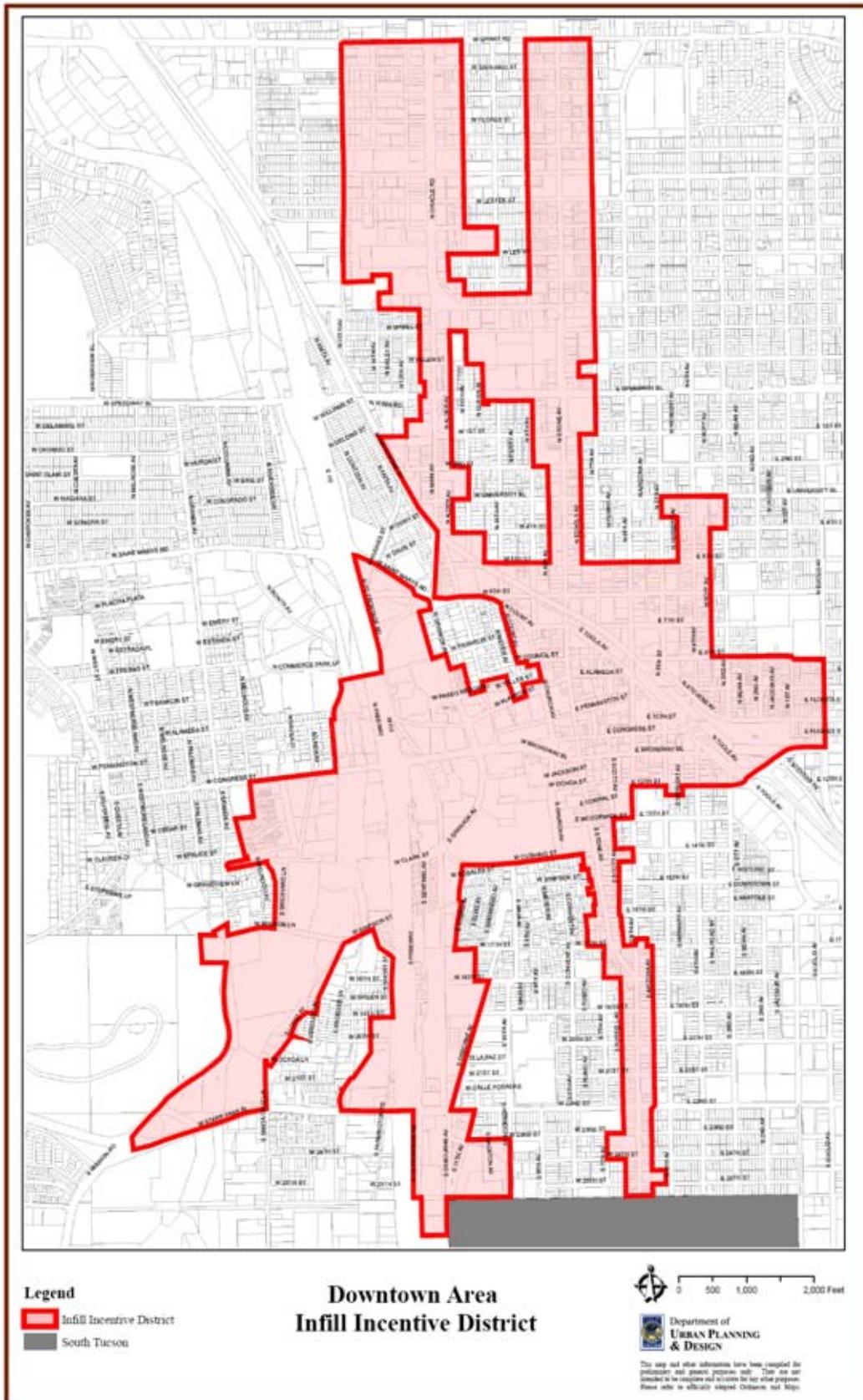


Map 5 – Adopted Plans and Overlays





Map 6 – Downtown Infill Incentive District





F. Other Current Projects in the OARP Project Area.

Below is a list of diverse projects currently underway in the OARP project area:

1. Code Enforcement.

The City of Tucson Department of Neighborhood Resources (DNR) is conducting the following code enforcement activities:

- a) *Pro-active enforcement project.* DNR is asking each neighborhood association affiliated with The Oracle Project (TOP) to identify approximately 50 problem properties each that have visual violations, such as junk motor vehicles, trash, high weeds, or excessive number of items stored outdoors. DNR will then inspect and enforce, if applicable, City of Tucson code, handling one neighborhood association at a time. The first neighborhood to reply is Balboa Heights, which provided DNR with a list of properties with possible code violations. After the inspections and enforcement actions are well underway, DNR will then accept another list from the next neighborhood association, as determined by the TOP Committee.
- b) *Sign enforcement.* In September 2007, DNR initiated a sign code enforcement project for the OARP project area. The inspectors are dedicating a half-day every week to sign enforcement, including illegal temporary or portable signs. Each major street corridor throughout the city has been assigned to an inspector. The inspectors are to physically remove signs from the public right-of-way. The main corridors in the OARP project area have been inspected and signs have been removed. The inspectors will continue to check for illegal signs on a regular basis.

2. Housing.

The City of Tucson Department of Community Services is managing the following projects:

- a) *Ghost Ranch Redevelopment.* The potential of re-developing the historic hotel into 58-65 affordable dwelling units for elderly population is being explored with the developer Atlantic Development/Scott Gillette. The final decision is expected to be reached in March 2009, subject to the developer obtaining funding through Private/Low Income Housing Tax Credits/HOME.

A low-income housing tax credit is a dollar-for-dollar credit against the federal income tax liability of the owner (developer or investor) of a low-income housing development. Tax credits that are allocated to a development are claimed in equal amounts for a 10-year period. The rental property generating the credit must remain in compliance with the program guidelines and rent restriction requirements for a period of not less than 30 years from the first taxable year of the credit period.

- b) *Pascua Neighborhood Improvements (to be defined).* This project will commence in April 2008 and is estimated to be completed in April 2009. Cost: \$129,866, funded through the Community Development Block Grant (CDBG) Program from the U.S. Department of Housing and Urban Development (HUD).





- c) *City-Wide Housing Rehabilitation Program.* This is a city-wide program that is applicant-driven. The source of funding is through the CDBG Program.

3. Safety.

Currently, the Tucson Police Department (TPD), Operations Division West, has two significant operations working in the area:

- a) *Community Response Team (CRT) – Street Crime Abatement:* With the addition of a second CRT Squad, TPD has significantly increased its pro-active enforcement efforts in the area. In addition to their own operations, TPD has been partnering with the VICE and Narcotic Squads to conduct joint enforcement operations in the area.
- b) *TPD’s Neighborhood Crimes Section –* This section has been conducting special enforcement operations along Grant Road between Oracle and I-10, in an attempt to resolve a string of business burglaries along this corridor.

4. Parks and Recreation.

The City of Tucson Department of Parks and Recreation is planning the following park improvements:

- a) *Jacinto Park:* A half basketball court, swingset, jogging path and picnic ramada will be added in fiscal year 2008 or 2009.
- b) *Habitat for Humanity Pocket Park:* This is a new park to be designed and built by the non-profit organization Habitat for Humanity and Pima County. Once completed, the City of Tucson will provide maintenance services. The park will be located at the southeast corner of McFar Drive and Tolman Drive, in the Coronado Heights neighborhood.
- c) *Marty Birdman Recreation Center:* An expansion of the center, located in the Balboa Heights park, is planned in the future.
- d) *Pacua Park/Pascua Recreation Center:* The City is currently pursuing land purchase for future recreation facilities.

5. The Oracle Project (TOP) Committee.

TOP began in early 2000 with a committee of neighborhood and business representatives to address current issues and concerns along the Oracle corridor, such as crime, graffiti, and property maintenance, and to track public facility and private development efforts in the area. Working with Ward III Council Office and City staff, the TOP committee holds regular meetings that include agenda items such as neighborhood updates on activities such as clean ups, Tucson Police Department reports, and developer project and business initiative presentations.

G. Demographics.





The population analysis area extends beyond the OARP project area, to include portions north of Miracle Mile and south of Speedway Boulevard (see *Map 7 – Demographic Analysis Area*). Demographic data for the area was selected using U.S. Census Bureau units of census blocks and census block groups. Census blocks are the smallest geographical units available that provide information obtained through surveys of every household in the area, such as total population, race, ethnicity and age. Census blocks are typically easier to associate with specific neighborhood boundaries due to their small size. Census block groups, on the other hand, are groupings of census blocks predetermined by the U.S. Census Bureau. Census block groups do not always align with the boundaries of City-registered neighborhood associations and care is taken in selecting block group data to ensure that it accurately represents the target neighborhood.

The demographic and economic historical data and forecasts for the Tucson metropolitan area indicate a substantial increase in demand for services over the next twenty-five years (see *Exhibit 1 – Growth in the Tucson Region in the Past Six years* and *Exhibit 2 – Population Estimates and Projections in Pima County*).

Exhibit 1 – Growth in the Tucson Region in the Past Six Years

	2000	2001	2002	2003	2004	2005	2006
Population							
<i>Pima County</i>	848,745	870,610	890,545	910,950	931,200	957,635	981,280
<i>Marana</i>	14,046	15,765	17,770	20,600	23,500	26,725	30,435
<i>Oro Valley</i>	29,800	32,520	34,050	37,225	38,300	39,400	40,215
<i>Sahuarita</i>	3,580	4,615	5,455	7,425	9,700	13,990	18,035
<i>South Tucson</i>	5,500	5,490	5,520	5,550	5,600	5,630	5,805
<i>Tucson</i>	485,790	498,305	507,085	514,725	521,600	529,770	534,685
Housing							
<i>Building Permits</i>	9,688	9,184	9,218	9,723	11,289	13,650	9,097
<i>Units Sold</i>	11,077	12,142	13,751	14,618	16,114	17,591	14,780
<i>Average Price</i>	\$ 155,907	\$ 160,300	\$ 162,916	\$ 182,276	\$ 205,506	\$ 254,721	\$ 270,531
Employment							
<i>Pima County Labor Force (annual average)</i>	408,961	413,395	421,377	428,192	437,047	441,299	454,112
<i>Unemployment Rate</i>	3.7%	4.3%	5.5%	5.3%	4.6%	4.8%	4.1%
<i>Average earnings per worker</i>	\$ 31,475	\$ 32,419	\$ 33,677	\$ 35,271	\$ 36,489	\$ 38,235	\$ 39,914

Source: City of Tucson Department of Urban Planning and Design

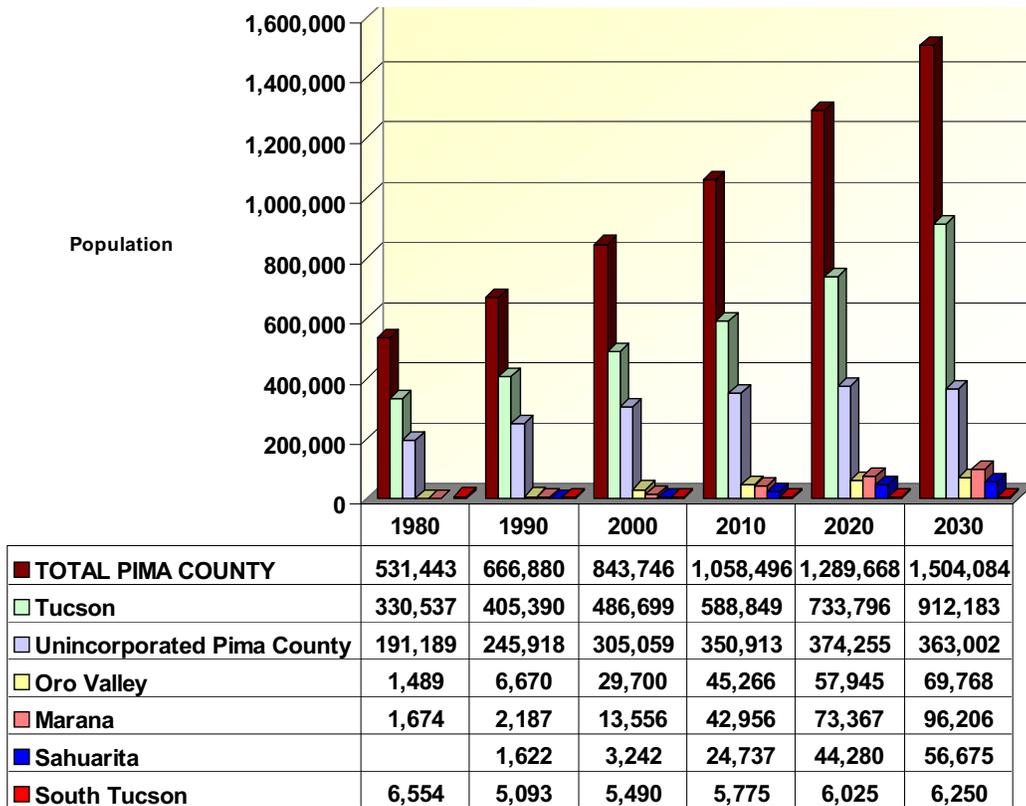


Map 7 – Demographic Analysis Area





Exhibit 2 – Population Estimates and Projections



Source: Pima Association of Governments

Exhibit 3 – OARP Project Area and Tucson City Demographic Data shows that the unemployment rate in the OARP project area (9.1%) is significantly higher than the unemployment rate for the city as a whole (5.9%). The median household income is lower in the OARP project area (\$21,204) than the median for the entire city (\$30,981). About 36% of the population in the OARP project area is below the poverty level, compared to about 18% in the city.

About 26% of the population within the OARP project area are children, of which about 11% live under the poverty level. For those 25 years and older, 24.5% graduated from high school (24% in the city), and only 7% have a bachelor’s degree (as compared to 14% in the city). In terms of ethnicity, almost half of the population (47.5%) in the OARP project area is Hispanic, followed by 37% white.

Occupations of the population in the OARP project area are diverse. People work in production, professional services, food preparation, cleaning and maintenance, office and administrative support, transportation, construction, and management. Small percentages (less than 5% each) of the population work in healthcare, protective services, personal care and services, installation, maintenance and repair, and sales.





Exhibit 3 – OARP Project Area and Tucson City Demographic Data

	<i>OARP Project Area</i>	<i>Percent</i>	<i>Tucson City</i>	<i>Percent</i>
Area (Square Miles)	2.6		227.7	
Total Population	11,401		486,699	
Total Civilian Labor Force	5,049	100%	229,645	100%
<i>Civilian Unemployed</i>	460	9.1	13,639	5.9
<i>Population 16-19, not in school, no diploma, unemployed</i>	27	0.5	658	0.3
Median Household Income	\$21,204		\$30,981	
Household Income Ranges				
<i>Total Households</i>	4,940	100%	192,884	100%
<i>Less than \$15,000</i>	2,039	41.3	41,942	21.7
<i>\$15,000 to \$24,999</i>	990	20.0	34,714	18.0
<i>\$25,000 to \$34,999</i>	936	18.9	31,708	16.4
<i>\$35,000 to \$49,999</i>	489	9.9	33,463	17.3
<i>\$50,000 to \$74,999</i>	347	7.0	29,487	15.3
<i>\$75,000 to \$99,999</i>	92	1.9	11,946	6.2
<i>\$100,000 to \$149,999</i>	42	0.9	6,531	3.4
<i>\$150,000 to \$199,999</i>	5	0.1	1,713	0.9
<i>\$200,000 or more</i>	0	0	1,380	0.7
Poverty Status				
<i>Persons below poverty</i>	4,162	36.3%	86,532	18.4%
<i>Under 18 years</i>	1,327	11.6	27,279	5.8
<i>65 years and over</i>	295	2.6	6,293	1.3
Ages				
<i>0-4</i>	985	8.6%	35,201	7.2
<i>5-17</i>	2,036	17.9	84,416	17.3
<i>18-20</i>	569	4.9	30,776	6.3
<i>21-24</i>	943	8.3	36,534	7.5
<i>25-34</i>	1,959	17.3	76,394	15.7
<i>35-44</i>	1,795	15.7	72,289	14.9
<i>45-54</i>	1,363	12.0	57,608	11.8
<i>55-64</i>	824	7.2	35,653	7.4
<i>65 and over</i>	927	8.1	57,828	11.9
Ethnicity				
<i>Hispanic or Latino</i>	5,416	47.5%	173,868	35.7%
<i>White</i>	4,190	36.8	263,748	54.2
<i>American Indian</i>	638	5.6	7,732	1.6
<i>African American</i>	490	4.3	19,795	4.1
<i>Asian</i>	389	3.4	11,537	2.4
<i>Two or more races</i>	225	1.9	8,643	1.7
<i>Other race</i>	53	0.5	1,376	0.3

Source: Census 2000 – U.S. Census Bureau





H. Housing.

Exhibit 4 – OARP Project Area and Tucson City Housing Data shows the median value of owner-occupied homes in the OARP project area is 24% lower than the median for the entire city. The median gross rent is also lower. A great majority of the occupied residential units are renter-occupied (71.5%). There is a variety of housing types: about 33% are single-family residences; over 50% are multi-family; and 13% are mobile homes.

Exhibit 4 – OARP Project Area and Tucson City Housing Data

	<i>OARP Project Area</i>	<i>Percent</i>	<i>Tucson City</i>	<i>Percent</i>
<i>Area (Square Miles)</i>	2.6		227.7	
<i>Total population</i>	11,401		486,699	
<i>Average household size</i>				
<i>All occupied housing units</i>	2.51		2.42	
<i>Owner occupied units</i>	2.74		2.61	
<i>Renter occupied units</i>	2.42		2.21	
<i>Median value of owner-occupied housing units</i>	\$73,129		\$96,300	
<i>Median gross rent of renter-occupied units</i>	\$400		\$516	
<i>Total housing units</i>	5,617	100%	209,792	100%
<i>Housing types</i>				
<i>Single-family</i>	1,833	32.6	119,609	57.0
<i>Single-family detached</i>	1,517	26.8	102,023	48.6
<i>Single-family attached</i>	316	5.6	17,586	8.4
<i>Multi-family</i>	3,055	54.4	90,183	42.9
<i>2-4 units</i>	666	11.7	15,665	7.5
<i>5-9 units</i>	427	7.5	9,447	4.5
<i>10-19 units</i>	476	8.4	11,713	5.6
<i>20-49 units</i>	430	7.6	10,122	4.8
<i>50 or more units</i>	1,056	18.6	25,996	12.4
<i>Mobile home RV, Van, etc.</i>	739 44	13.0 0.8	16,325 915	7.8 0.4
<i>Ownership</i>				
<i>Occupied housing units</i>	4,851	100%	192,891	100%
<i>Owner occupied</i>	1,383	28.5	103,056	53.4
<i>Renter occupied</i>	3,468	71.5	89,835	46.6
<i>Average year householder moved into unit</i>				
<i>All occupied housing units</i>	1995		1996	
<i>Owner occupied units</i>	1991		1992	
<i>Renter occupied units</i>	1997		1999	

Source: Census 2000 – U.S. Census Bureau





I. Crime.

Crime is an issue in the OARP project area. Between 2004 and 2006, almost 3,000 sex and drug crimes were handled by the Tucson Police Department (TPD), as well as almost 3,000 crimes to property and almost 700 violent crimes (see *Map 8 – Crime Incidents*). *Exhibit 5 – Crime in the OARP Project Area and Tucson City* shows a more detailed list of the types of crimes that occur in the project area.

Exhibit 5 – Crime in the OARP Project Area

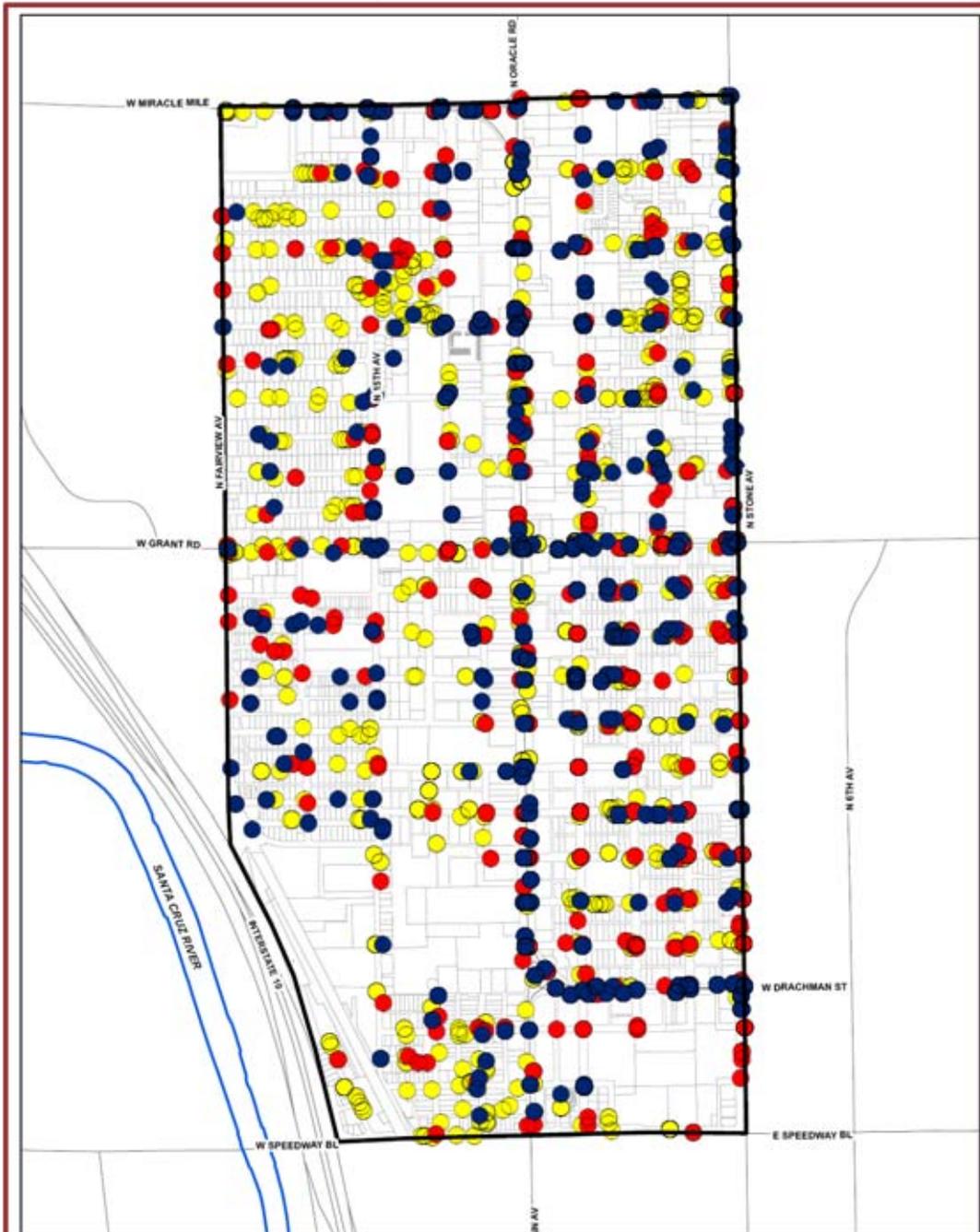
	2002	2003	2004	2005	2006
<i>Burglary/Unlawful Entry (no force)</i>	39	49	41	37	
<i>Burglary/Forcible Entry</i>	87	88	109	68	
<i>Criminal Damage/Intentional Vandalism/Malicious Mischief</i>	235	234	258	196	
<i>Robbery – Residence</i>	11	18	10	8	
<i>Robbery – Highway</i>	49	61	52	55	
<i>Sexual Assault/Forcible Rape (female)</i>	10	9	9	20	
<i>Larceny from a Motor Vehicle</i>	184	181	120	46	
<i>Motor Vehicle Theft</i>	195	199	212	199	
<i>Homicide/Murder</i>	2	1	3	3	

Source: City of Tucson Police Department

In addition to situations associated with actual crime, another important element is the fear of crime, as shown in the results of the Oracle Area Survey, a survey conducted in July 2007 in association with the OARP. Based on responses received, fear is restricting peoples' activity and use of areas in the OARP project area. Another element to consider is the impacts of the potential of displacement of crime problems to other areas.



Map 8 – Crime Incidents



Oracle Area Revitalization Plan (OARP)
Crime Incidents Map

"INTERNAL REVIEW"

Legend

- OARP Boundary
- Major Water
- Crime Incidents**
Jan 2004 - Dec 2006
- Violent Crimes - 490
- Property Crimes - 2,939
- Sex / Drug Crimes - 2,933

0 0.25 0.5 Miles



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Map Created: March 2007
Data Sources: City of Tucson, Pima County



J. The Natural Environment.

1. Drainage and Associated Riparian Habitat.

As typical for most of the urban core of the City of Tucson, the OARP project area is impacted by flooding issues associated with older, undersized drainage facilities.

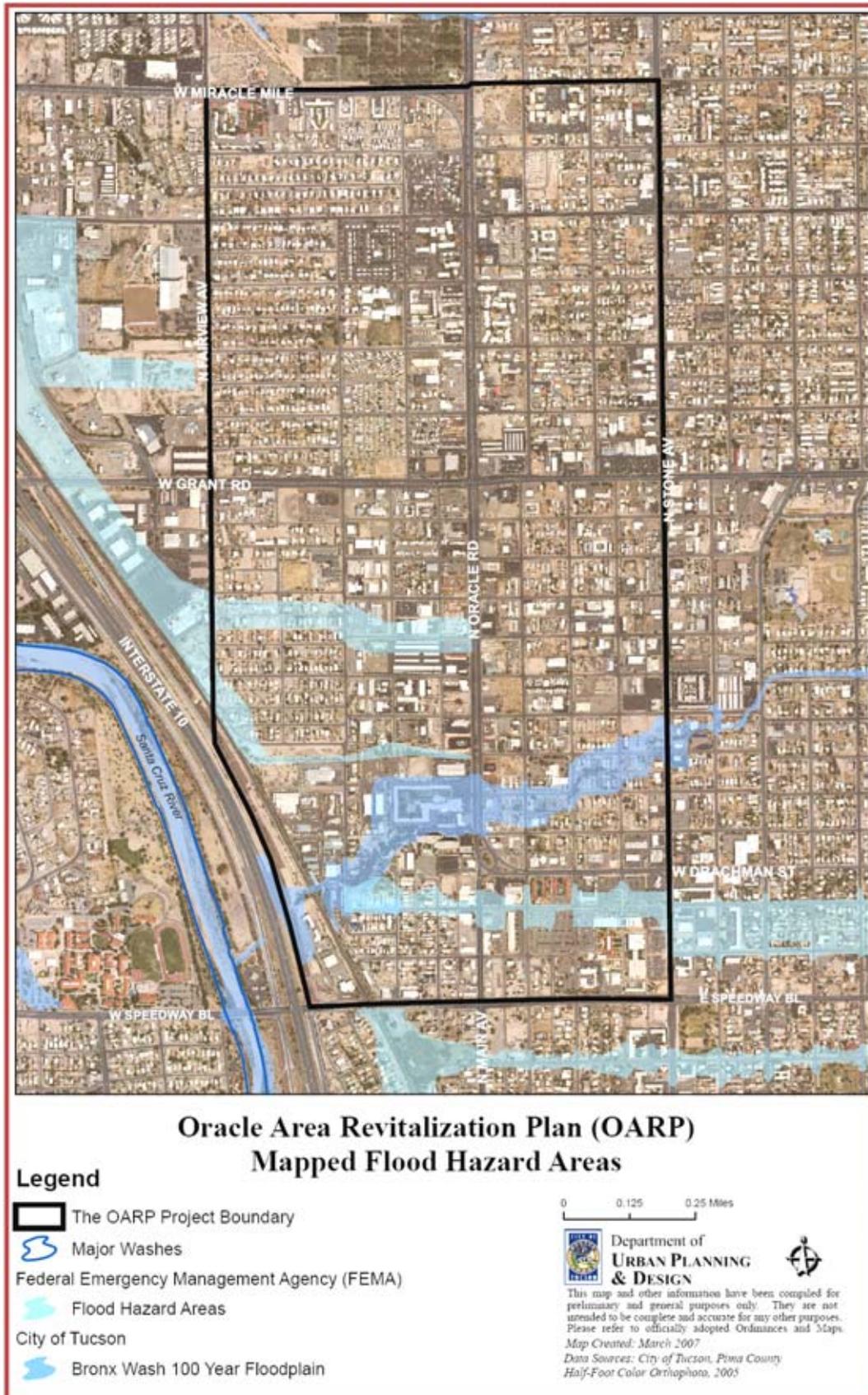
Prominent in the southern portion of the OARP project area is the Bronx Wash. In the 1930's to 1940's Bronx Wash was a heavily vegetated watercourse. Subsequent development encroached into the floodplain and resulted in removal of vegetation and channelization of much of the watercourse. Both the existing channel alignment and the culverts at Oracle Road and near the Interstate 10 are undersized, resulting in flooding documented in the floodplain delineation published by the Federal Emergency Management Agency on Flood Insurance Rate Map 04019C2226K. (see *Map 9 – Mapped Flood Hazard Areas*).

Additionally, flooding is documented in the City of Tucson flood hazard mapping along Mabel Street, along a small wash west of Oracle Road on the Elm Street alignment, and along Ventura and Calle Sur alignments west of Oracle Road. Unmapped floodplains along the western portions of Jacinto Street, Glenn Street, and Grant Road also impact the OARP project area.





Map 9 - Mapped Flood Hazard Areas



Oracle Area Revitalization Plan (OARP)
Mapped Flood Hazard Areas

Legend

- The OARP Project Boundary
Major Washes
Federal Emergency Management Agency (FEMA)
Flood Hazard Areas
City of Tucson
Bronx Wash 100 Year Floodplain

0 0.125 0.25 Miles



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Map Created: March 2007
Data Sources: City of Tucson, Pima County
Half-Foot Color Orthophoto, 2005





K. Cultural Resources.

The OARP project area has not had a comprehensive cultural resource survey completed. It is known that the Ghost Ranch Lodge on Miracle Mile is eligible for the National Register of Historic Places, and there may be additional motel properties along Miracle Mile that would also meet the requirements. There are other properties in the project area old enough to be assessed for eligibility for the National Register, although it is unlikely there would be sufficient properties to qualify as a historic district. There is also potential to assess Oracle Road and Miracle Mile and their places in the transportation history of the community.

Staff from the City of Tucson Historic/Cultural Section recommends that, as part of the development of the OARP, a cultural resource survey be conducted and a list of potentially eligible properties be assembled. Using this information, a strategy for addressing the historic properties in the area can be created.





L. The Built Environment.

1. Land Ownership.

Exhibit 6 – Land Ownership in the OARP Project Area, shows that the great majority of the land is privately owned (see *Map 10 – Land Ownership* and *Exhibit 6 – Land Ownership in the OARP Project Area*). The Tucson House, parks and remaining parcels are City owned.

Exhibit 6 – Land Ownership in the OARP Project Area

	<i>Acres</i>
<i>Total OARP Project Area</i>	921.82
<i>Land Ownership</i>	
<i>Private</i>	672.92
<i>Pima Community College</i>	23.97
<i>City of Tucson</i>	14.55
<i>Pima County</i>	4.02
<i>State of Arizona</i>	2.73

Source: City of Tucson Department of Urban Planning and Design

2. Land Uses and Zoning.

a) Land Uses.

The land use characteristics of the OARP project area, as currently classified by Pima County Assessor's database, reveal the dense nature of its development pattern. Most of the construction in the project area occurred prior to World War II (pre-automobile era), which is reflected in the closeness of residential, commercial, office, and industrial uses to each other (see *Map 11 – Zoning and Land Use*).

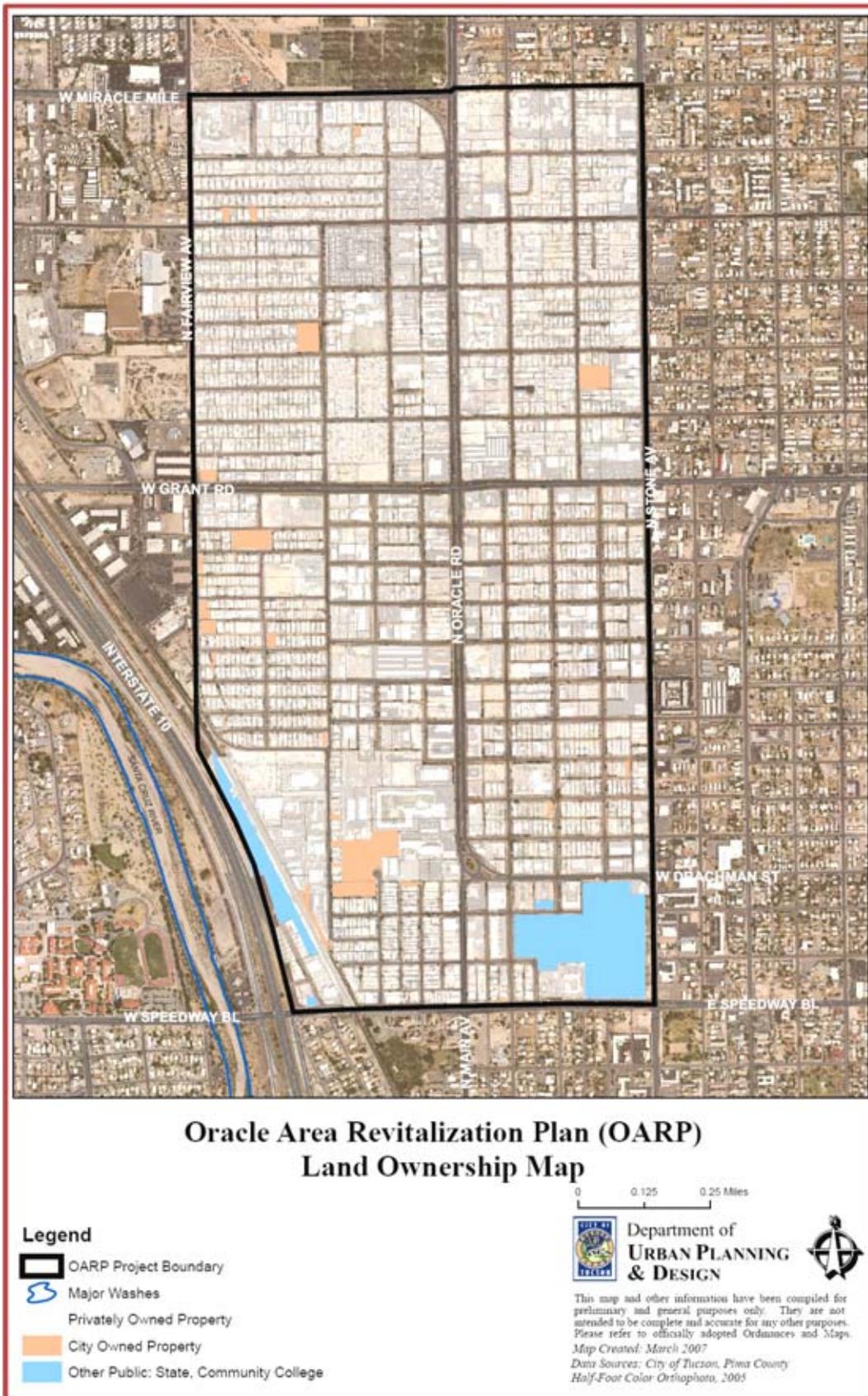
Exhibit 7 – Zoning and Land Uses in the OARP Project Area shows that nearly 42% of the land area is used for residential purposes; 24% is commercial and 9.5%, is industrial. Nearly 13% is used for public uses (parks, utilities, institutional), and about 12% of the land within the area is undeveloped. Undeveloped land, under the Assessor's classification system, does not automatically mean the land is available for development. The land may be in a floodplain or a wash; it may be a very small remnant; or it may be tax-exempt public land developed for public facilities.

b) Zoning.

In terms of existing zoning, all of the land within the OARP project area is currently zoned by the City of Tucson. *Exhibit 8 – Zoning Descriptions* provide a brief summary of each zone. Residential and commercial zoning are almost equal in the project area, with 34% residential and 37% commercial. Industrial zoning represents 19 % of the zoning in the project area.



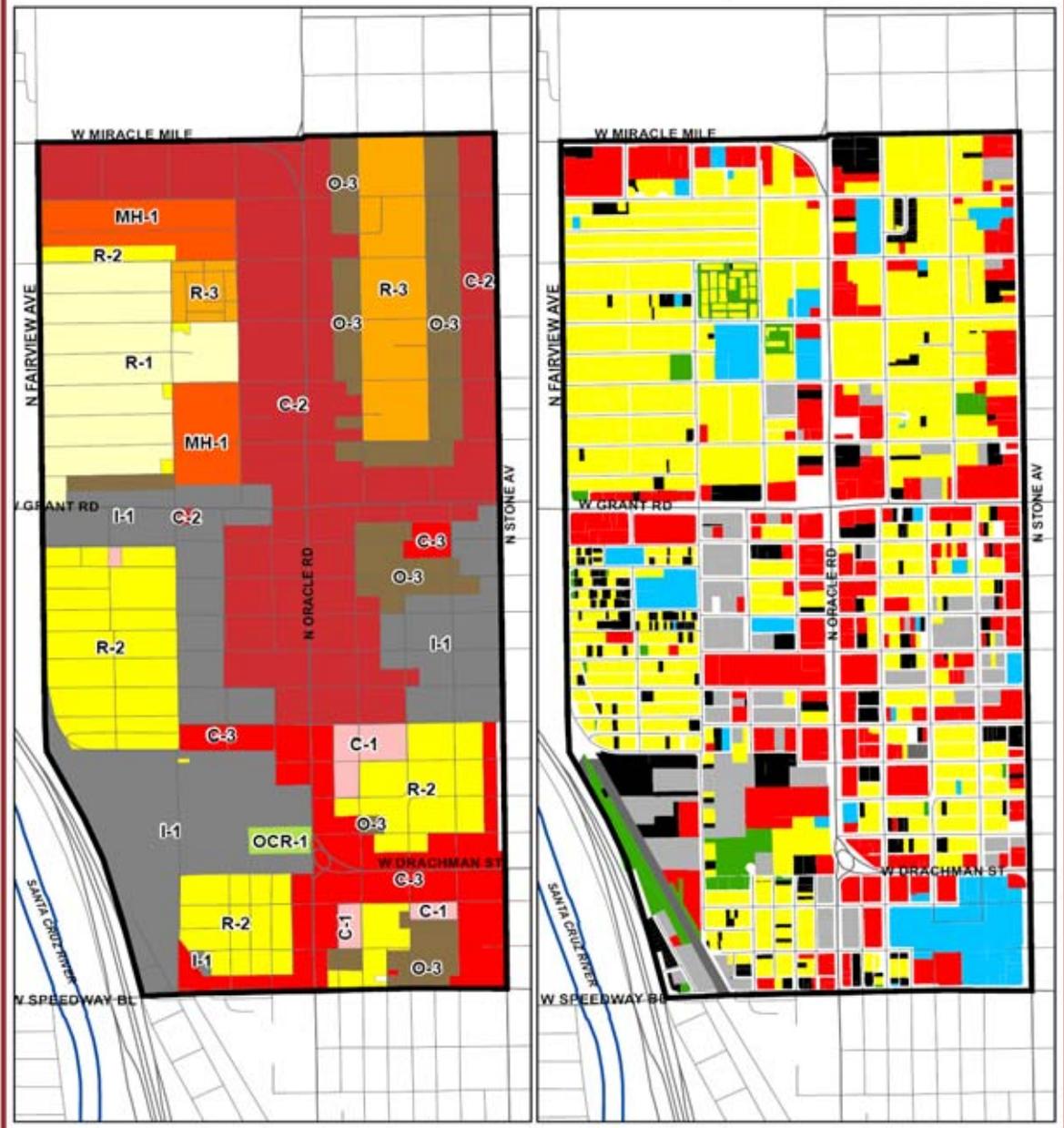
Map 10 –Land Ownership





Map 11 – Zoning and Land Use

Oracle Area Revitalization Plan (OARP)



Zoning Map

Land Use Map

- Legend**
- OARP Project Boundary
 - Major Washes
 - Zoning Classification**
 - R-1: Residential
 - R-2: Residential
 - R-3: Residential
 - MH-1: Mobile Home
 - C-1: Commercial
 - C-2: Commercial
 - C-3: Commercial
 - I-1: Industrial
 - O-3: Office Zone
 - OCR-1: Mixed Use

- Legend**
- OARP Project Boundary
 - Major Washes
 - Land Use**
 - Residential
 - Commercial
 - Public, Institutional
 - Parks, Open Space, Washes
 - Industrial
 - Utilities
 - Vacant Land

0 0.125 0.25 Miles



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Map Created: April 2007
Data Sources: City of Tucson, Pima County





Exhibit 7 – Land Uses and Zoning in the OARP Project Area

	<i>Acres</i>	<i>Percent</i>
Total OARP Project Area	921.8	
Land Use Classifications	705.8	100
<i>Residential</i>	294.8	41.8
<i>Commercial</i>	166.9	23.6
<i>Vacant</i>	83.9	11.9
<i>Industrial</i>	66.9	9.5
<i>Public, institutional</i>	63.9	9.1
<i>Parks, open space</i>	21.9	3.1
<i>Utility</i>	7.5	1.1
Zoning Classifications	921.8	100
<i>Commercial</i>	342.4	37.1
<i>Residential</i>	317.5	34.4
<i>Industrial</i>	176.0	19.2
<i>Office</i>	85.9	9.3

Source: City of Tucson, Pima County Assessor's Office

Exhibit 8 – Zoning Descriptions

<i>Zone</i>	<i>Description</i>
R-1	This zone provides for urban, low density, single-family, residential development, together with schools, parks, and other public services necessary for a satisfactory urban residential environment.
R-2	This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment.
R-3	This zone provides for high density, residential development and compatible uses.
MH-1	This zone provides for low to medium density, residential development primarily in mobile home structures on individual lots and within mobile home parks. Civic, educational, recreational, and religious uses are also permitted to provide for an urban residential environment.
C-1	This zone provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses. Residential and other related uses are permitted.
C-2	This zone provides for general commercial uses that serve the community and region. Residential and other related uses are also permitted.
C-3	This zone provides for 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 also permitted.
I-1	This zone provides for industrial uses, that do not have offensive characteristics, in addition to land uses allowed in more restrictive nonresidential zones.
O-3	This zone provides for mid-rise office development and other land uses which provide reasonable compatibility with adjoining residential uses.
OCR-1	The purpose of this zone is to provide for high-rise development, that serves the community and region, located in major activity centers or at transit centers. A mixture of development types is encouraged, including office, commercial, and high-density residential uses.

Source: City of Tucson Land Use Code





3. *Circulation.*

a) *Major Roadways.*

The *Major Streets and Routes (MS&R) Plan* identifies street classifications and public-right-of-way widths for major arterial and collector roadways in the City of Tucson. The primary function of *MS&R Plan* is to provide the planning framework for the implementation of improvements to the arterial and collector street system. The *MS&R Plan*, which includes a map and a set of related policies, has four key purposes: (1) to identify street classifications; (2) to identify the width of public rights-of-way; (3) to secure right-of-way for future growth, and (4) to guide land use decisions.

Major roadways identified as *arterials* carry high levels of traffic, serving over 12,000 vehicles per day. These streets connect with bridges, freeway interchanges, or other arterials and provide continuity through the City. High intensity land uses usually choose to locate along such streets.

The next category of streets is *collectors*. These are usually shorter in length, have lower traffic volumes, from 2,500 to 12,000 per day, and therefore, fewer lanes. The purpose of a collector street is to funnel traffic from an area or neighborhood to the nearest arterial. The land uses along collectors are generally residential with limited office and commercial services.

Within the OARP project area (see *Map 12 – Major Street Routes and Bike Paths*), the *MS&R Plan* designates Miracle Mile, Grant Road, Drachman Street, Speedway Boulevard and Stone Avenue as *arterial streets*. Glenn Street is a designated *collector street*.

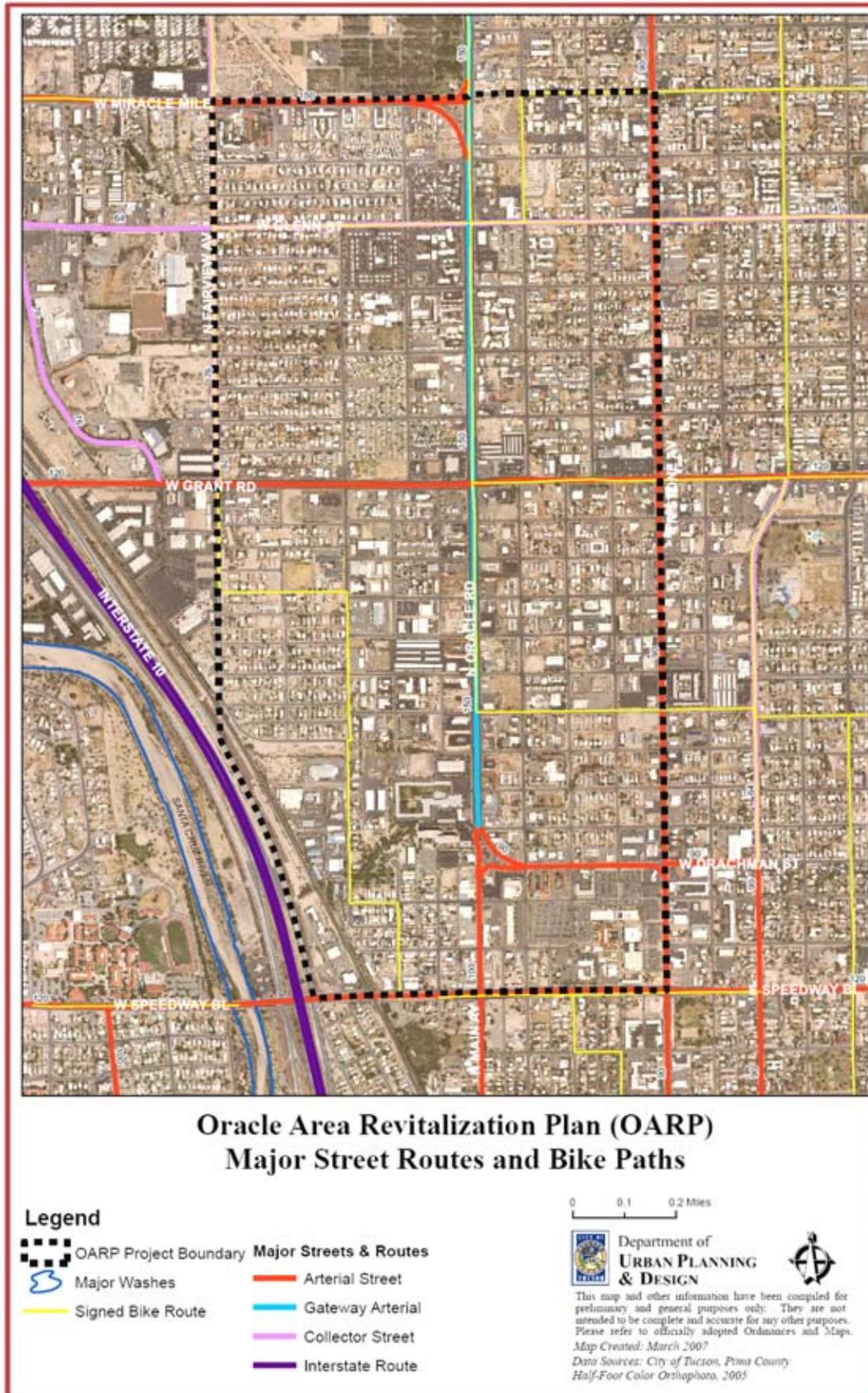
Oracle Road is a designated *gateway arterial* between Miracle Mile and Drachman Street, and south of Drachman Street is a designated *arterial street*. An overlay zone is associated with the *MS&R Plan*, called the Gateway Corridor Overlay Zone. The purpose of this overlay zone is to provide for the visual improvement of gateway arterials such as Oracle Road, by implementing standards for the design and landscaping of the roadway and adjacent development. These visual improvements are intended to create a favorable visual impression of Tucson to tourists and visitors at entry points to the city and on routes leading to major recreation attractions. This includes enhancement of the built environment along routes of important commercial development, aesthetic buffering through screening, siting, and landscaping, and improvement of the pedestrian environment along major transit routes.

b) *Bike Paths.*

Map 12 – Major Street Routes and Bike Paths, shows the signed bike routes designated by the City of Tucson's Department of Transportation Bicycle and Pedestrian Program. Miracle Mile, Glenn Street, Grant Road, Drachman Street, Speedway Boulevard, Stone Avenue and Oracle Road all have stripped bike lanes.



Map 12 – Major Street Routes and Bike Paths





4. Transportation.

a) Public Transit – Sun Tran.

Sun Tran and Van Tran are the transit systems that serve the OARP project area. The City of Tucson administers the Sun Tran system, owns all equipment and facilities, while the day-to-day operations are conducted by a private management firm and employee group, Professional Transit Management, Ltd. (PTM).

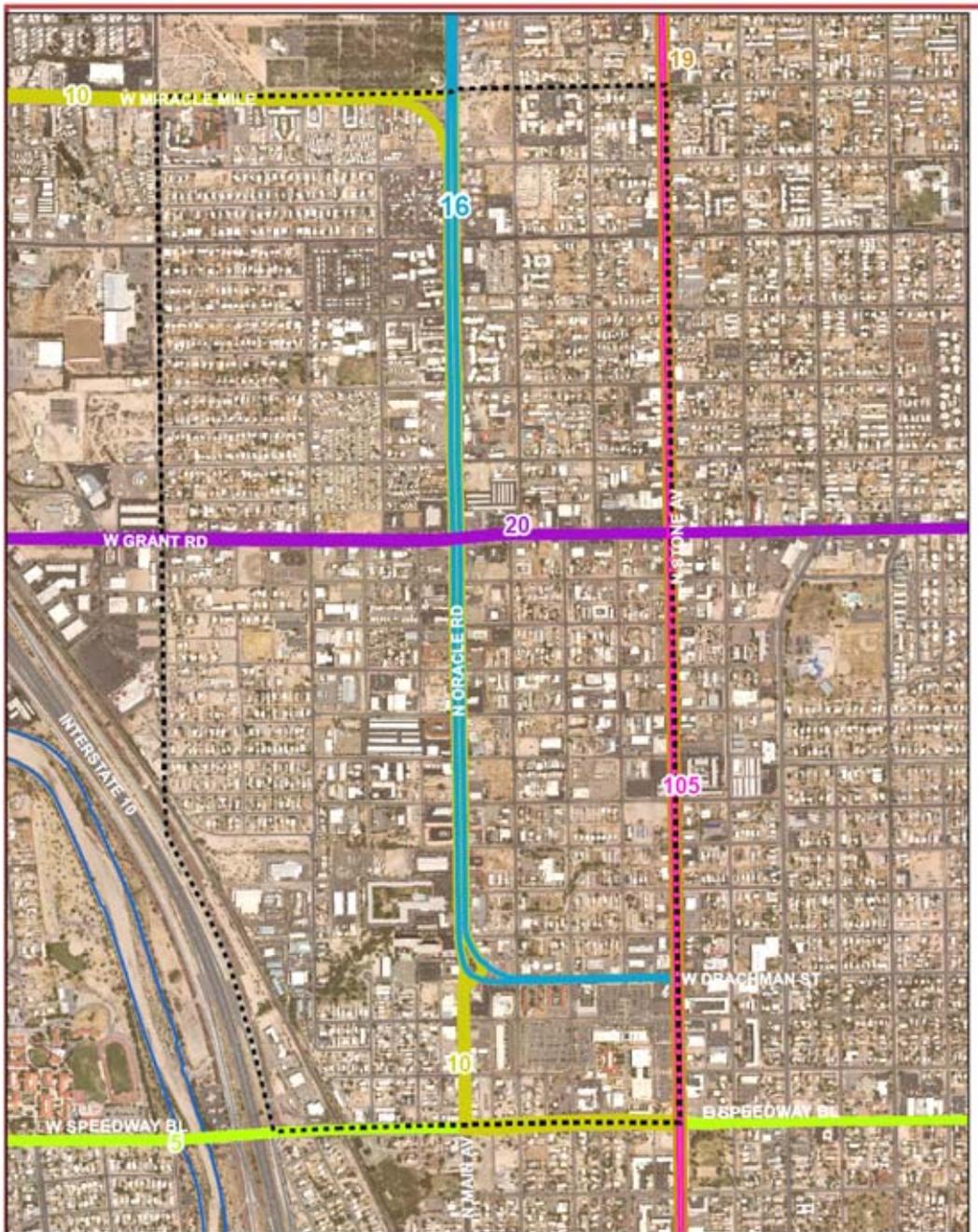
The OARP project area is serviced by six fixed-routes (see *Map 13 – Transit Routes*). Routes 10, 16 and 19 are designated **radial routes**, which service major trip generators (like downtown, Tucson Mall, Tucson House). Routes 5 and 20 are **connective routes**, which provide service to facilitate transfers. Route 105, which runs along Stone Avenue, is an **express route**, which focuses on major trip generators and has higher average running speeds than radial routes. Sun Tran also manages the following special programs:

- **U-Pass** – For more than a decade, Sun Tran has had a partnership with the University of Arizona (UA) to facilitate sales of Sun Tran bus passes. The UA pays for up to half the cost of bus passes for students, faculty and staff, providing a cost-effective alternative to driving and parking on-campus. In fiscal year 2005, nearly 455,000 passenger trips were taken by U-Pass customers.
- **Get On Board** – More than 60 Tucson-area employers take part in this special commuter program by encouraging transit use by their workforce. Many participating employers offer the convenience of on-site pass sales while others simply reimburse pass costs. Most pay part of or all of the cost of riding Sun Tran. Employers who participate in the program recognize the many advantages of commuting by bus rather than driving alone.





Map 13 - Transit Routes



Oracle Area Revitalization Plan (OARP)
Transit Route Map

Legend

- OARP Project Boundary
Bus Route 5, 10, 16, 19, 20, 105

0 0.125 0.25 Miles



Department of URBAN PLANNING & DESIGN



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Map Created: March 2007
Data Sources: City of Tucson, Pima County
Half-Four Color Orthophoto, 2005

Note: Project area is located within the Shared-Route Special needs Service Area





b) Public Transit – Van Tran.

Van Tran is a transit service for persons qualified under the Americans with Disabilities Act (ADA) who cannot use the fixed route Sun Tran system. This service is mandated by Federal law. Van Tran is professionally managed by Professional Transit Management, Inc. on behalf of the City of Tucson.

Van Tran is the ADA complementary paratransit service for Sun Tran. If there is no fixed route Sun Tran service in an area, then there is no complementary Van Tran service in that area. Both the passenger's trip origin and destination must be within the Van Tran service area; otherwise, it is the passenger's responsibility to get to or from the pick-up or drop-off points within the service area.

Van Tran's service area includes an area 3/4 of a mile on either side of the Sun Tran fixed bus routes, excluding express routes. Service times are Monday through Friday 4:30AM to 11:50PM, Saturdays 5:00AM to 9:45PM, and Sundays and holidays 5:30AM to 9:45PM. When Sun Tran bus service is reduced after 6:00PM, Van Tran service is also reduced.

Van Tran transports "common wheelchairs", defined by the ADA as measuring no larger than 30" by 48" when measured from 2" to 30" off the ground, and weighing no more than 600 pounds when occupied. Van Tran is also able to transport three-wheeled scooters and any "non-traditional" mobility devices that fit the 30" by 48" dimensions as measured above, and which weigh less than 600 pounds when occupied.

Within the OARP project area, between September 1 and November 30, 2007, Van Tran served 117 individuals, with a total of 3,303 trips.

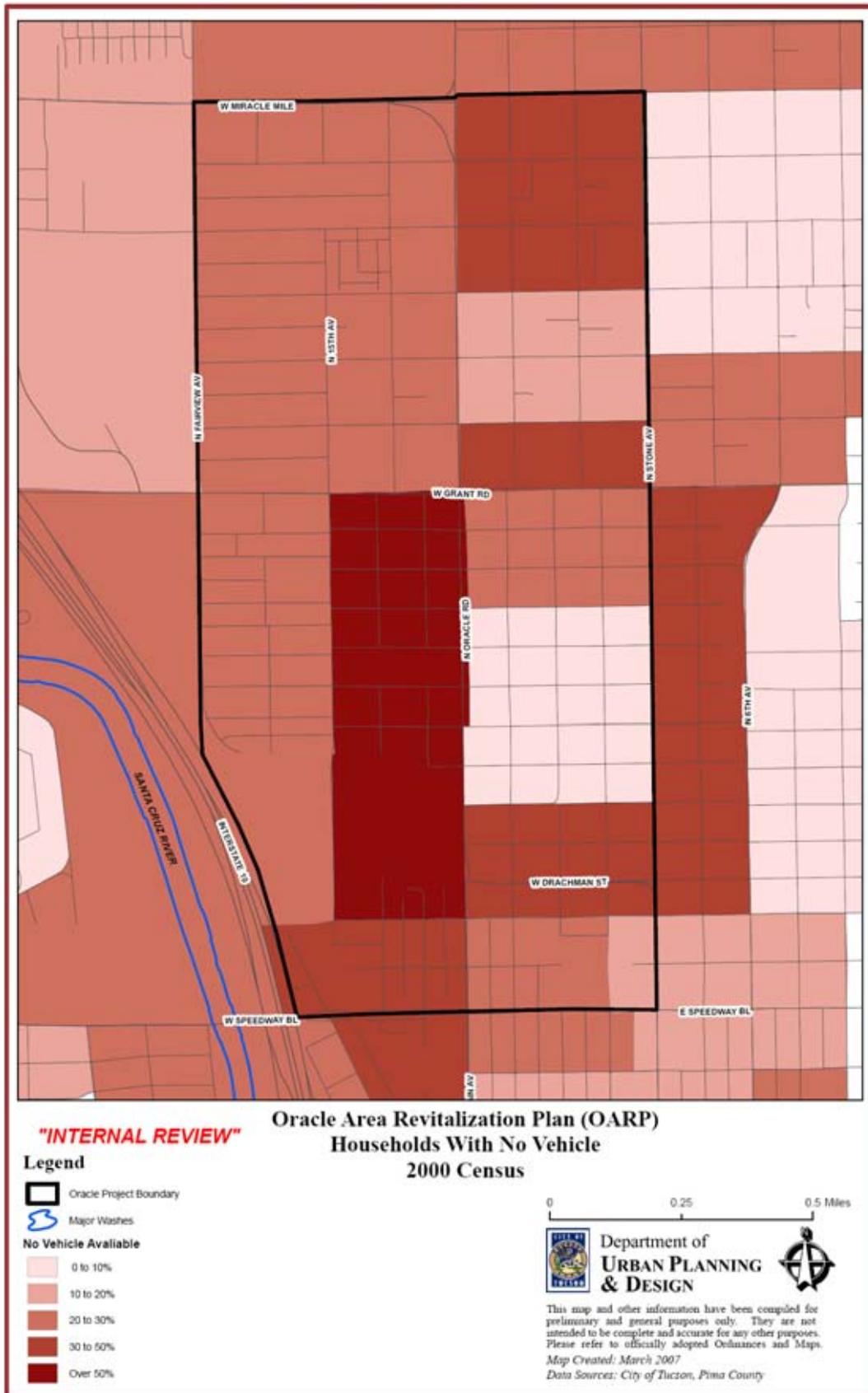
c) Automobiles.

According to the 2000 Census, from the total number of households in the OARP project area, about 31.4% have no vehicle. About 15.6% of owner occupied households have no vehicle, while 67.4% of all renter households have no vehicle (see *Map 14 – Households with no Vehicle*).





Map 14 – Households With No Vehicle





5. Public Facilities.

a) Fire Stations.

There are three fire stations serving the OARP project area (all are in Battalion 1's District):

- Station 1 – 265 South Church Avenue
- Station 4 – 2102 North Dragoon Avenue
- Station 8 – 250 West King Street

The closest is Station 8, about a mile north from the OARP project area (see *Map 15 – Public Facilities*).

Response time parameters are as follows:

- Fire response – 5 minutes or less
- Basic Life Support (EMT) – 4 minutes or less
- Advanced Life Support (Paramedic) – 9 minutes or less

b) Police Stations.

There are no police stations within the OARP project area. The police station closest to the project area is the Westside Police Service Center, which the City of Tucson opened on September 24, 2007 at 1310 West Miracle Mile (see *Map 15 – Public Facilities*). This 68,000 square foot state-of-the-art law enforcement facility stands as the flagship law enforcement facility in southern Arizona. The center houses:

- All police patrol operations (Operations Division West) for western and northern Tucson. This includes uniform patrol, bicycle patrol, neighborhood crimes investigations, and two Community Response Teams (Street Crime Squads).
- The Field Support Division Administration Office for TPD.
- The Traffic Section, which includes all of the motorcycle squads in the city as well as Traffic Investigations, Photo Enforcement, and impounded vehicle processing.

The Police Center is an operations base for natural disaster and terrorist planning and response for this part of the city. The facility includes enhanced prisoner processing and interview and interrogation facilities, and an advanced evidence processing area.

The Police Center is strategically located in an area that traditionally requires a high level of police and emergency response resources. The facility is open to the public from 8:00 AM to 5:00 PM Monday through Friday and includes a public meeting room that is available to neighborhood associations and community groups by reservation.

c) Parks and Recreation.

There are five neighborhood parks (two of these are co-located with elementary schools) and a mini park within the OARP project area. Also, there are 13 parks located outside the project area whose service radius overlaps the project area. *Exhibit 9 – Parks Serving the OARP Project Area* depicts the current capacity of each of these parks, which are administered by the





City of Tucson Department of Parks and Recreation. The location of parks can be viewed on *Map 15 – Public Facilities*.

There are two neighborhood centers in the OARP project area: the Pascua Neighborhood Center and the Marty Birdman Neighborhood Center (at Balboa Heights Park). The Pascua Center has the following facilities: children play areas, meeting room with kitchen, library with computers and cultural ramada. The Marty Birdman Center includes a half basketball court, playground equipment, ramada, full kitchen, grass area, and pool, football and ping pong tables.

d) Schools.

There are three schools in OARP project area: Nash Elementary, K-5 (Amphitheater School District); Richey, K-8 (Tucson Unified School District); and Pima Community College. *Exhibit 10 – School Facilities in the OARP Project Area* provide the capacity for each school. Their locations are depicted on *Map 15 – Public Facilities*.

The closest high schools are Amphi High School (located at 125 West Yavapai Road, about one mile north from the OARP project area, managed by Amphitheater School District) and Flowing Wells High School (located at 3725 North Flowing Wells Road, about a mile northwest from the OARP project area, managed by Flowing Wells School District).

e) Libraries.

The nearest public library facility is the El Rio Branch Library, located at 1390 West Speedway Boulevard about a mile west from the OARP project area.



Map 15 – Public Facilities

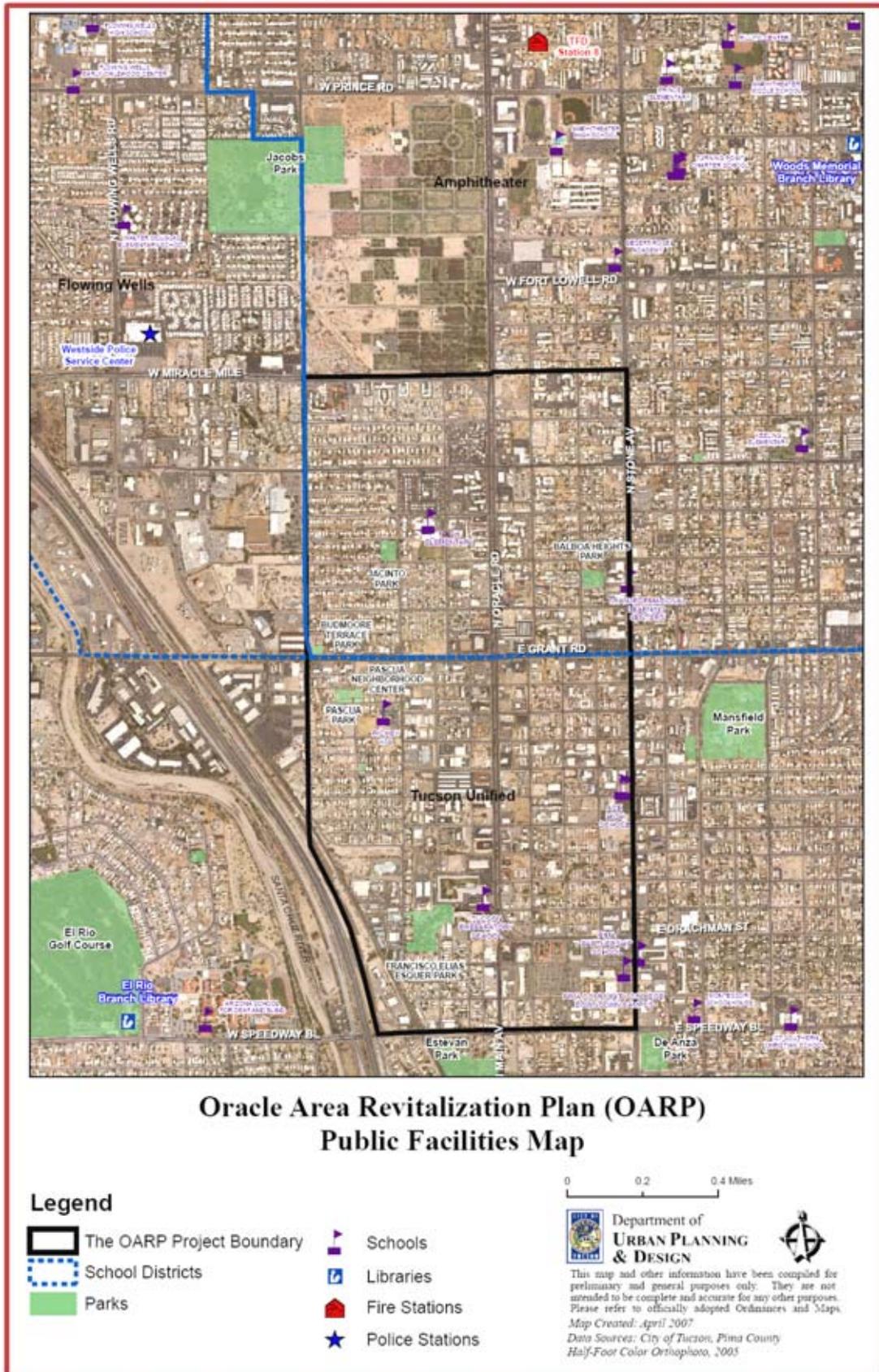




Exhibit 9 – Park Facilities Serving the OARP Project Area

<i>Name of Park Facility</i>	<i>Address</i>	<i>Neighborhood Where Park Facility is Located</i>	<i>Park Facility Type</i>	<i>Service Area Radius (Miles)</i>	<i>Acres</i>
Park facilities within the OARP project area					
PARKS					
<i>Richey Elementary School</i>	2209 N 15 th Ave	San Ignacio Yaqui	Neighborhood School Park	0.5	3.67
<i>E.C. Nash Elementary School</i>	515 W. Kelso St	Miracle Manor	Neighborhood School Park	0.5	3.00
<i>Jacinto</i>	2600 N. 15th Ave	Miracle Manor	Neighborhood Park	0.5	1.59
<i>Francisco Elias Esquer</i>	1331 N. 14th Ave	Barrio Blue Moon	Neighborhood Park	0.5	1.39
<i>Balboa Heights</i>	2526 N. Castro Ave	Balboa Heights	Neighborhood Park	0.5	1.16
<i>Manuel Valenzuela Alvarez</i>	1945 N. Calle Central	San Ignacio Yaqui	Mini Park	0.25	0.21
RECREATION CENTERS					
<i>Pascua Center</i>	785 W. Sahuaro St	San Ignacio Yaqui	Active Recreation Center		
<i>Marty Birdman Center</i>	2536 N. Castro Ave	Balboa Heights	Active Recreation Center		
Park facilities outside the OARP project area that service area overlaps OARP project area					
<i>Christopher Columbus Park</i>	4600 N Silverbell Rd		Regional	7	346.19
<i>Sentinel Peak Park</i>	1000 S Sentinel Peak Rd		Regional Natural Resource	7	272.93
<i>Santa Cruz River Park</i>	West of Interstate 10		Metro	2.5-3.0	125.12
<i>Jacobs Park</i>	3300 N. Fairview Ave		Metro	2.5-3.0	49.22
<i>Mansfield Park</i>	2000 N. 4th Av		Community	1.0-1.5	20.39
<i>Joaquin Murrieta Park</i>	1400 N. Silverbell Rd		Community	1.0-1.5	38.00
<i>Juhan Park</i>	1770 W. Copper St		Community	1.0-1.5	16.88
<i>Estevan Park</i>	1000 N. Main Av		Neighborhood	0.5	7.79
<i>De Anza Park</i>	1000 N. Stone Ave		Neighborhood	0.5	5.44
<i>Catalina Park</i>	900 N. 4th Ave		Neighborhood	0.5	4.00
<i>Sixth Avenue Commemorative Pet Park</i>	2075 N. 6th Ave		Special Interest	0.5	1.60
<i>Keeling Desert Park</i>	245 E. Glenn St		Mini	0.25	0.67
<i>Dunbar School Park</i>	325 W. 2 nd St		Neighborhood School	0.5	0.5

Source: City of Tucson, Department of Parks and Recreation

Exhibit 10 – School Facilities in the OARP Project Area

<i>School Name and Address</i>	<i>Type</i>	<i>Neighborhood Where School is Located</i>	<i>Total Acreage</i>	<i>Capacity (# of students)</i>	<i>Current Enrollment (# of students)</i>
<i>Nash Elementary 515 W Kelso St</i>	K-5	Miracle Manor			620
<i>Richey 2209 N 15th Ave</i>	K-8	San Ignacio Yaqui			
<i>Pima Community College, Downtown Campus Northwest corner of Speedway Blvd and Stone Ave</i>	College	Ocotillo Oracle			18,091

Source: Amphitheater School District, Tucson Unified School District and Pima Community College