



# Highlights of the Draft Existing Conditions Report

December 2007



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# 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.
- The Existing Conditions report will serve as the foundation on which future visions will be built.



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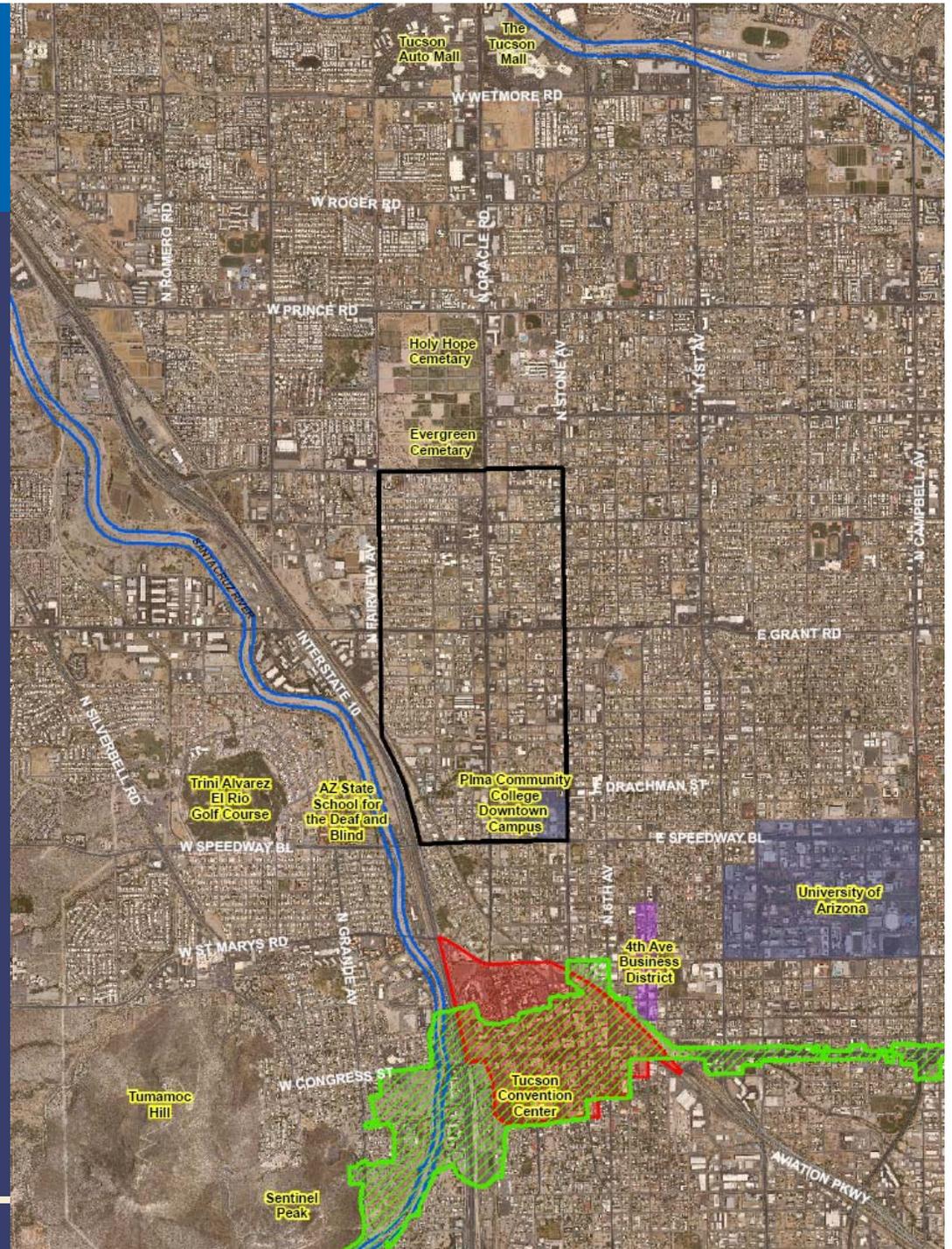


# Location

- The OARP project area is strategically located within the central core of Tucson, which comprises a substantial part of the economic activity within the city.



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# Population

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



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# Unemployment Rate

- 9.1% in the OARP project area
- 5.9% in Tucson



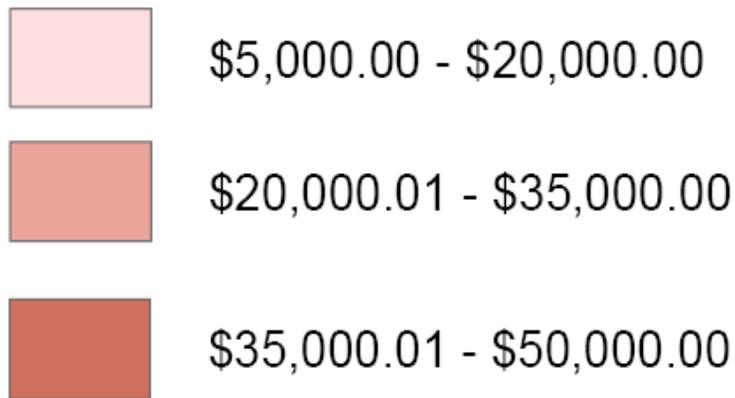
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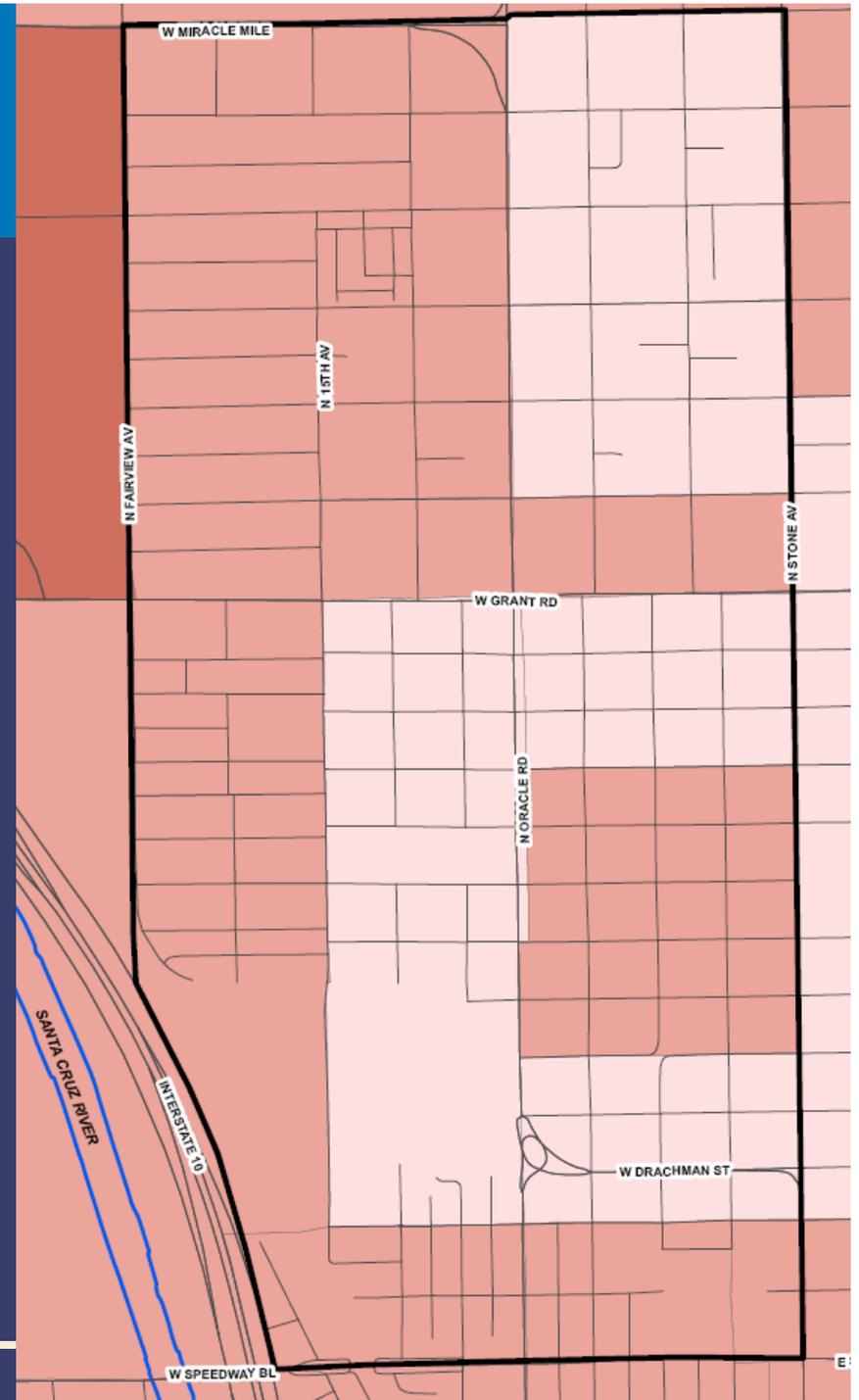
# Median Household Income

- \$21,204 in the project area
- \$30,981 in Tucson

## Median Household Income



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# Poverty Level

## Percentage of Population Living Below Poverty Level:

- 36% in the project area
- 18% in Tucson



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:

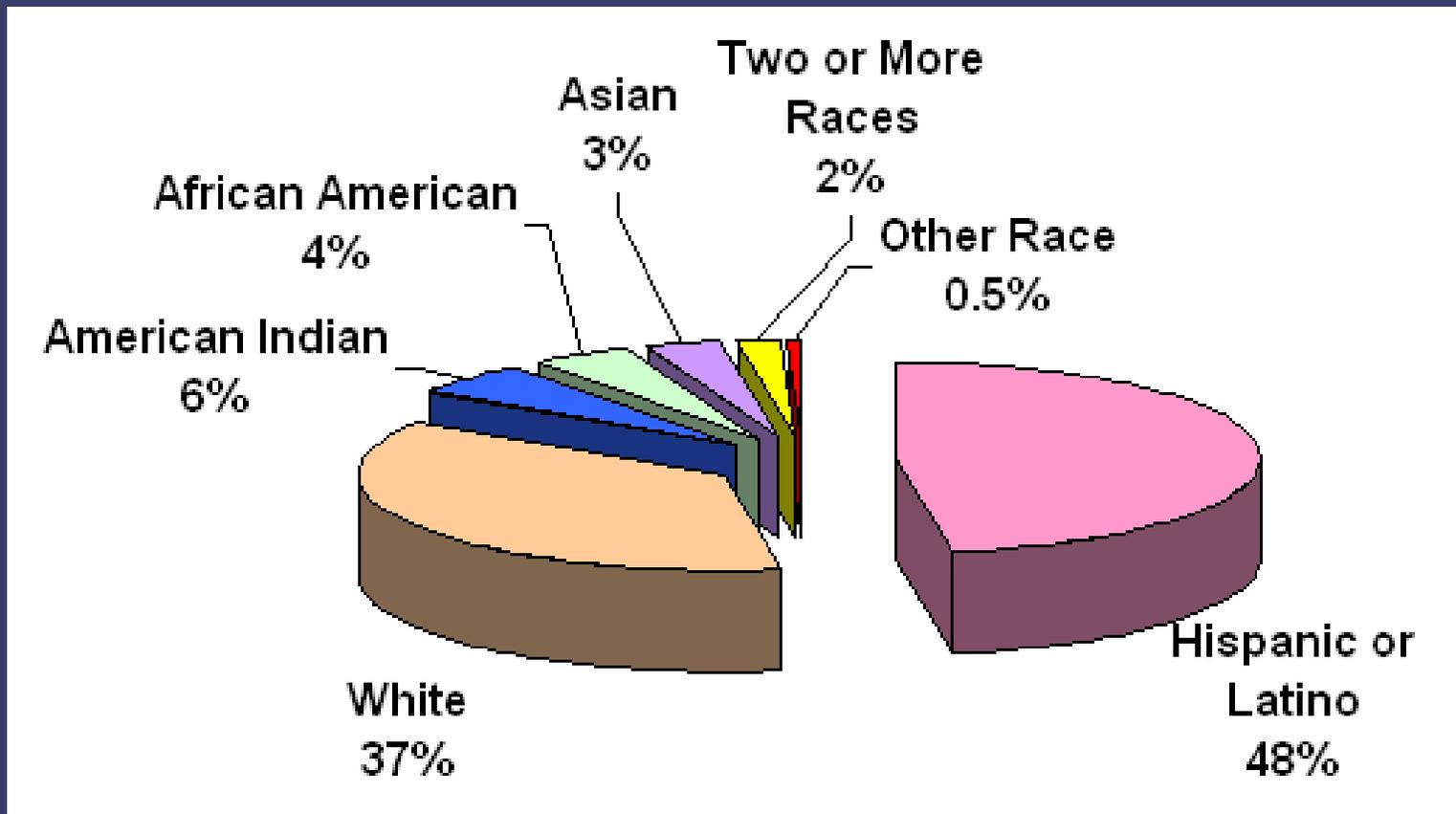
- 24.5% graduated from high school (82% in the city)
- 7% have a bachelor's degree (as compared to 14% in the city)



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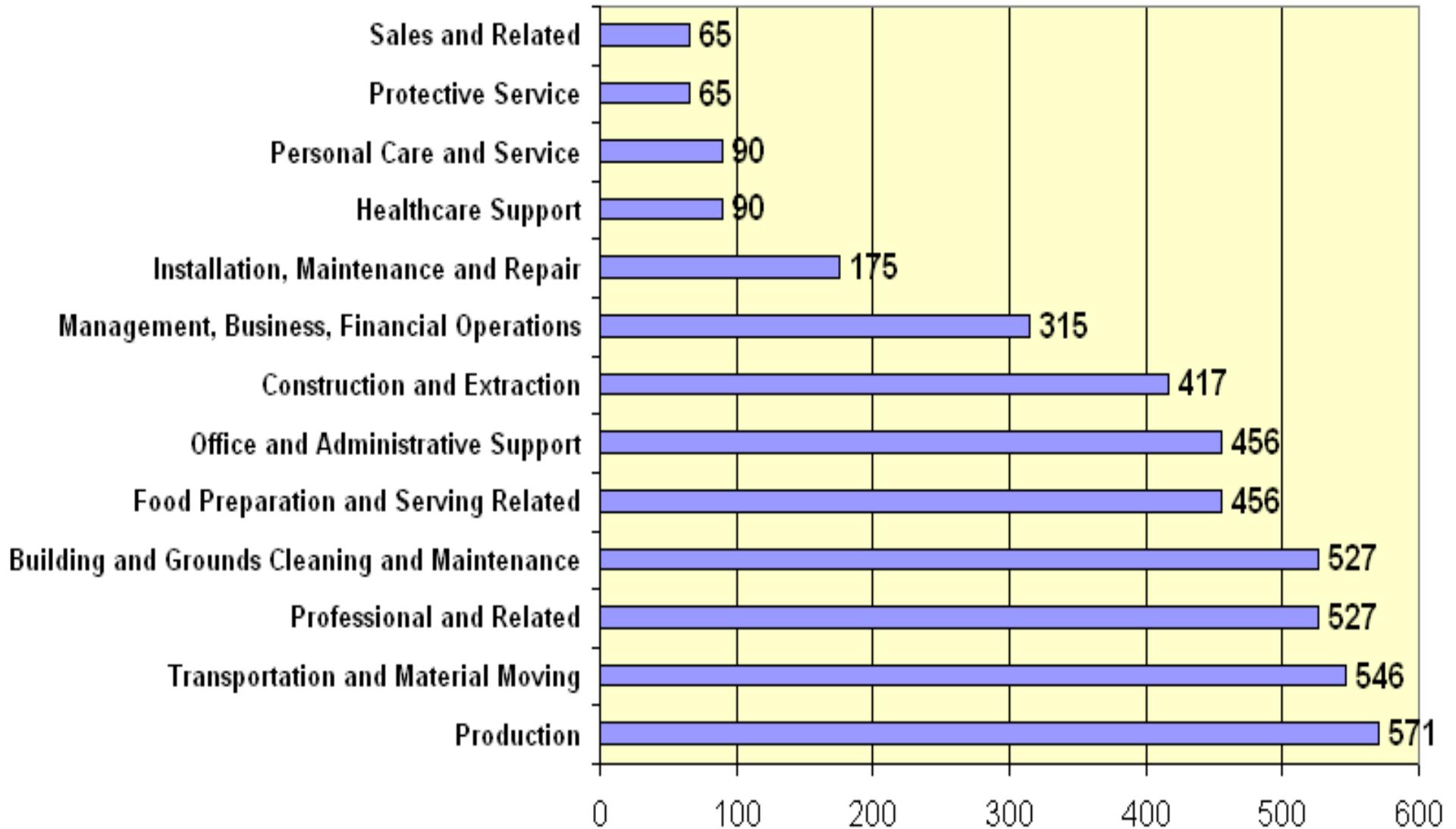
# Ethnicity in the OARP Project Area



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# Occupations in the OARP Project Area



# Median Value of Owner-Occupied Homes

- \$73,129 in the OARP project area
- \$96,300 in Tucson



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# Housing Ownership in the OARP Project Area

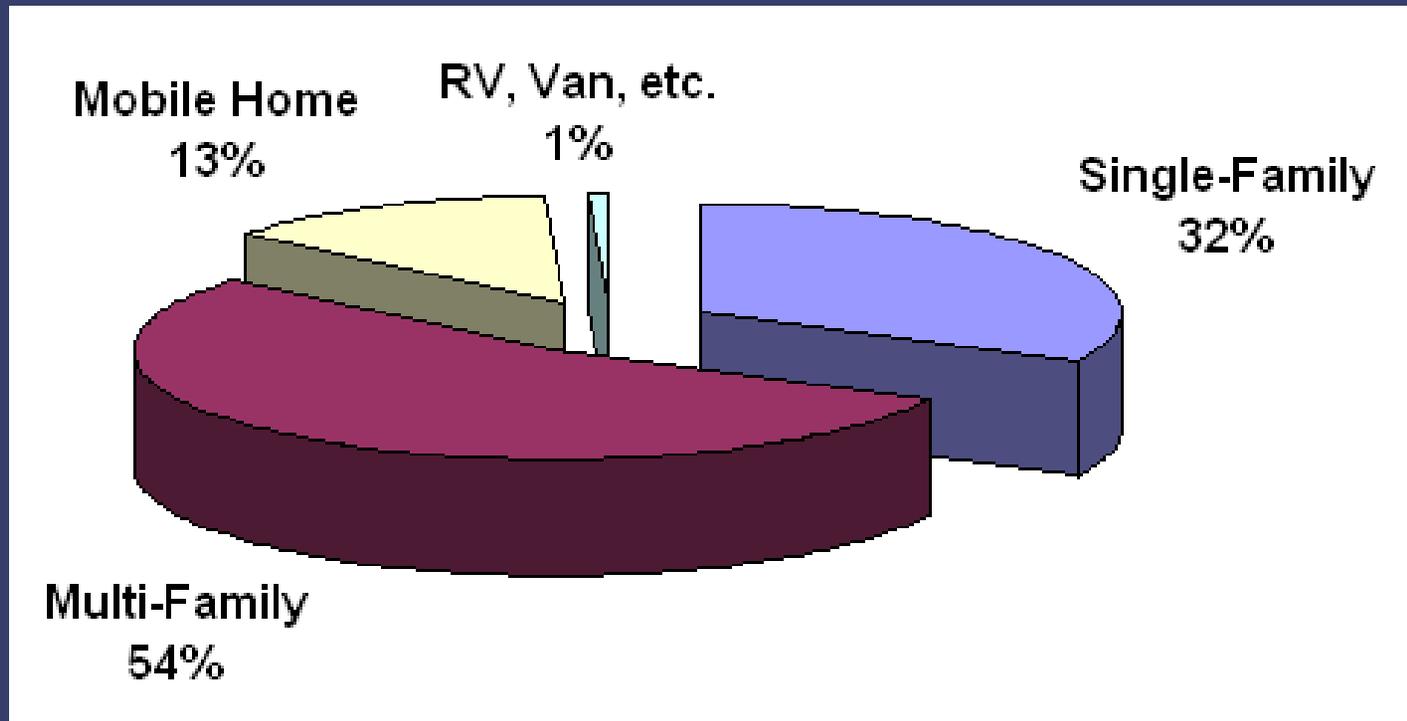
- There are 4,851 occupied housing units in the OARP project area
- 71.5% are renter occupied (47% in Tucson)



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# Housing Types



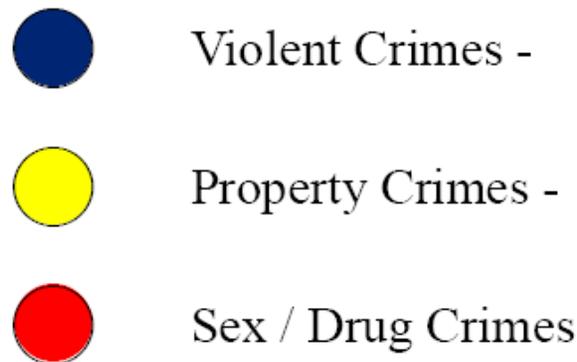
# Crime

For the past 5 years, TPD handled about:

- 5,000 sex and drug crimes
- 5,000 crimes to property
- 1,100 violent crimes

## Crime Incidents

Jan 2003 - Dec 2007



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# Flood Hazards

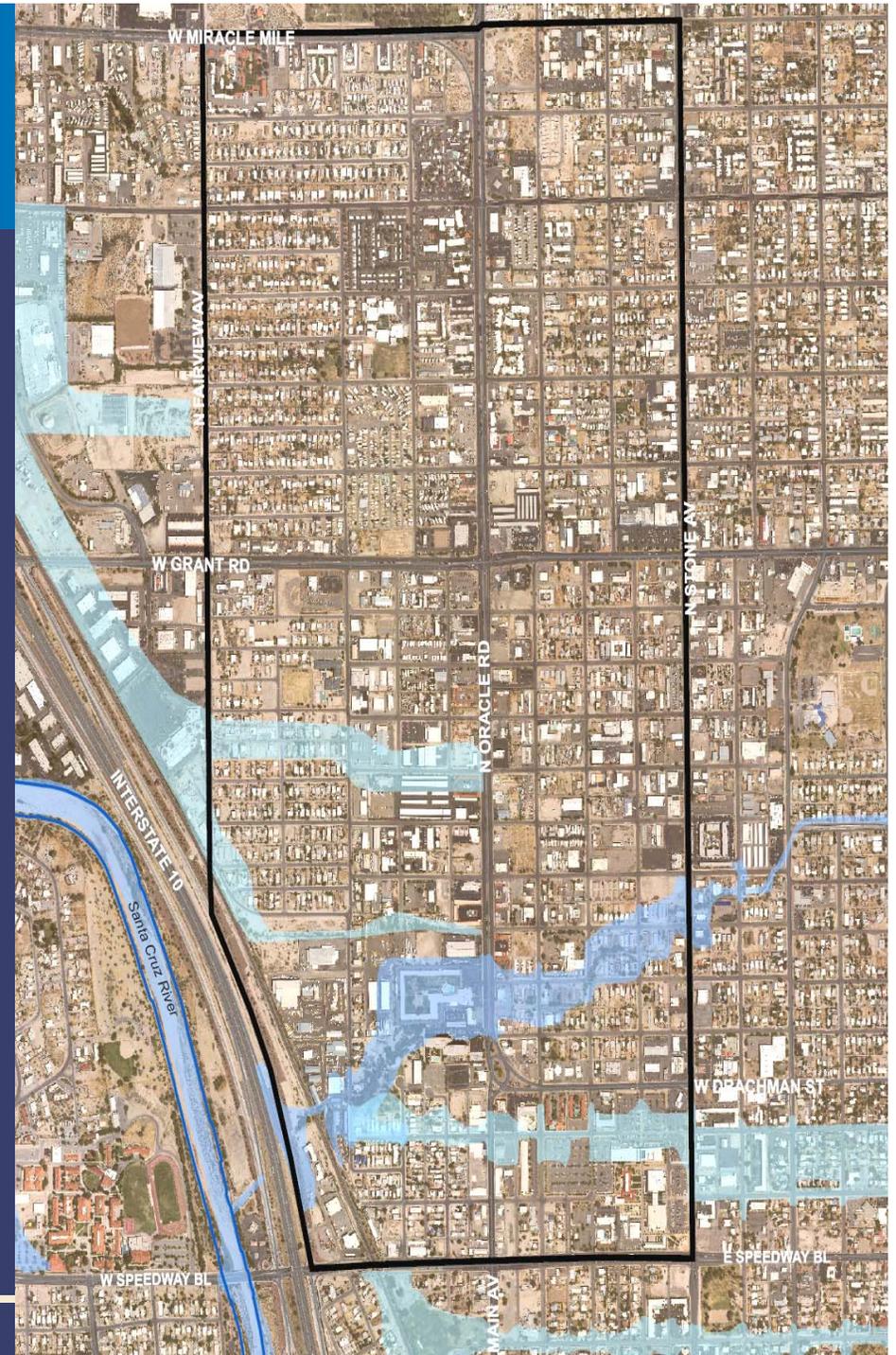
- 100-Year Flood Plain is delineated for the Bronx Wash

Flooding is documented along:

- Mabel Street
- A small wash west of Oracle Road on the Elm Street alignment
- Ventura and Calle Sur alignments west of Oracle Road



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# Flood Hazards

- For Bronx Wash, both the existing channel alignment and the culverts at Oracle Road and near I-10 are undersized, resulting in documented flooding.



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# Cultural Resources

- A comprehensive cultural resource survey has not been prepared for the OARP project area.
- There might be properties old enough to be assessed for eligibility for the National Register.



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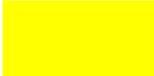
# Land Ownership

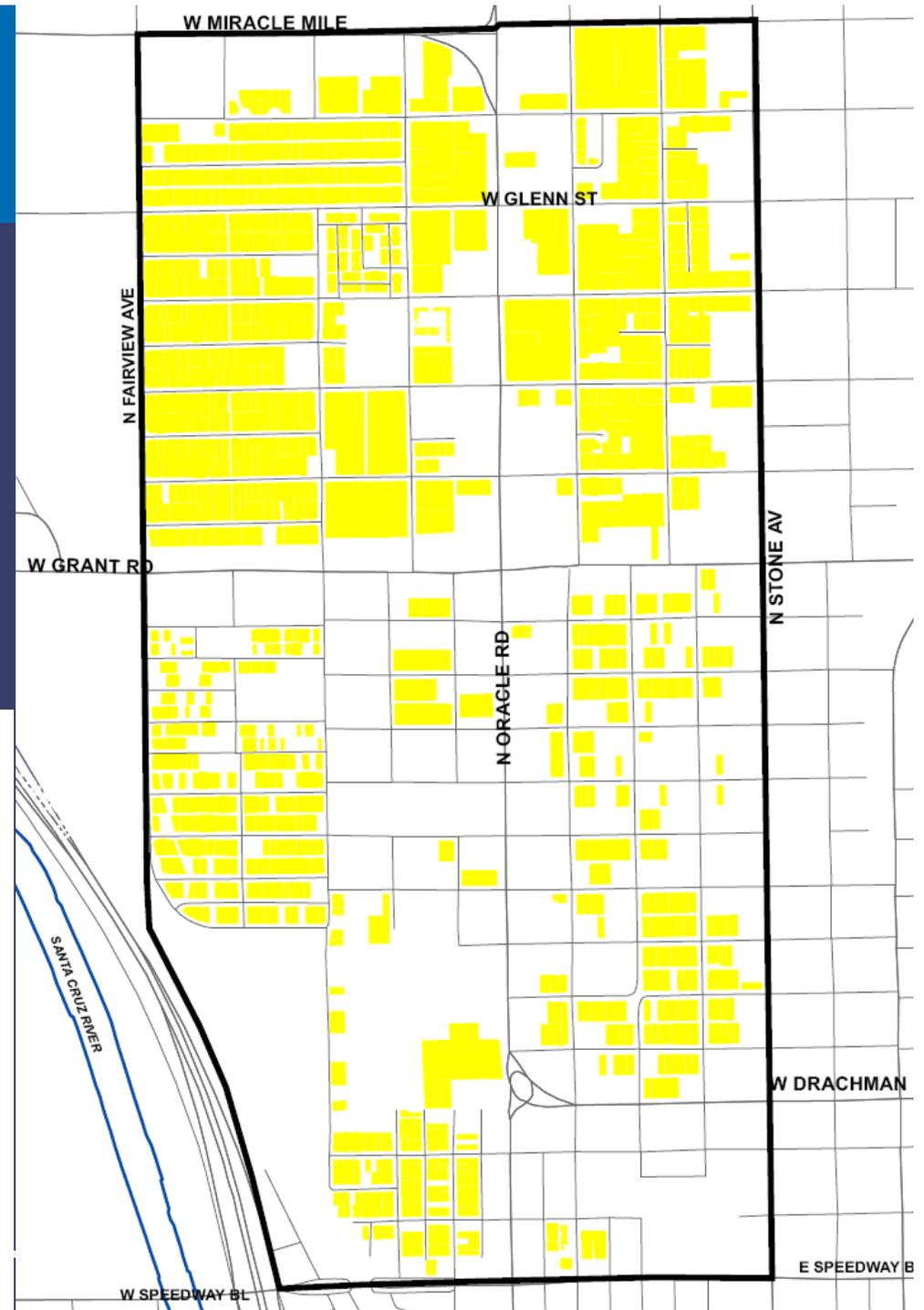
- The great majority of the land in the project area is privately owned (73%)



# Land Uses

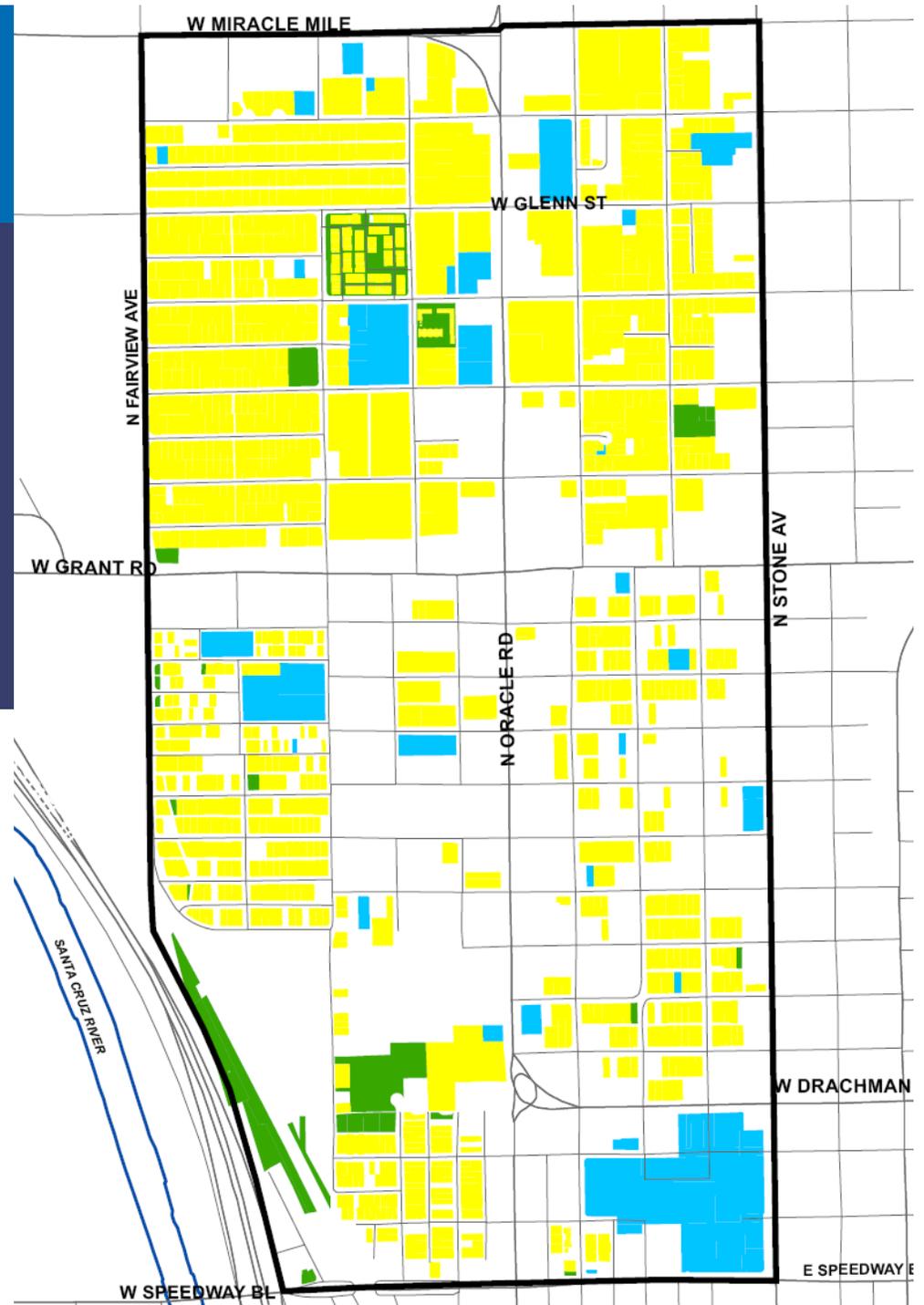
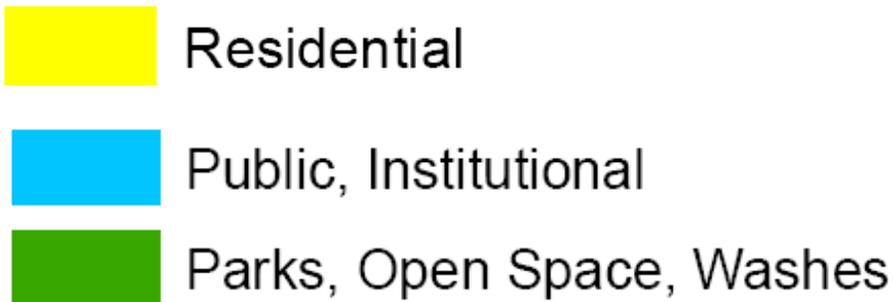
- 42% residential

 Residential



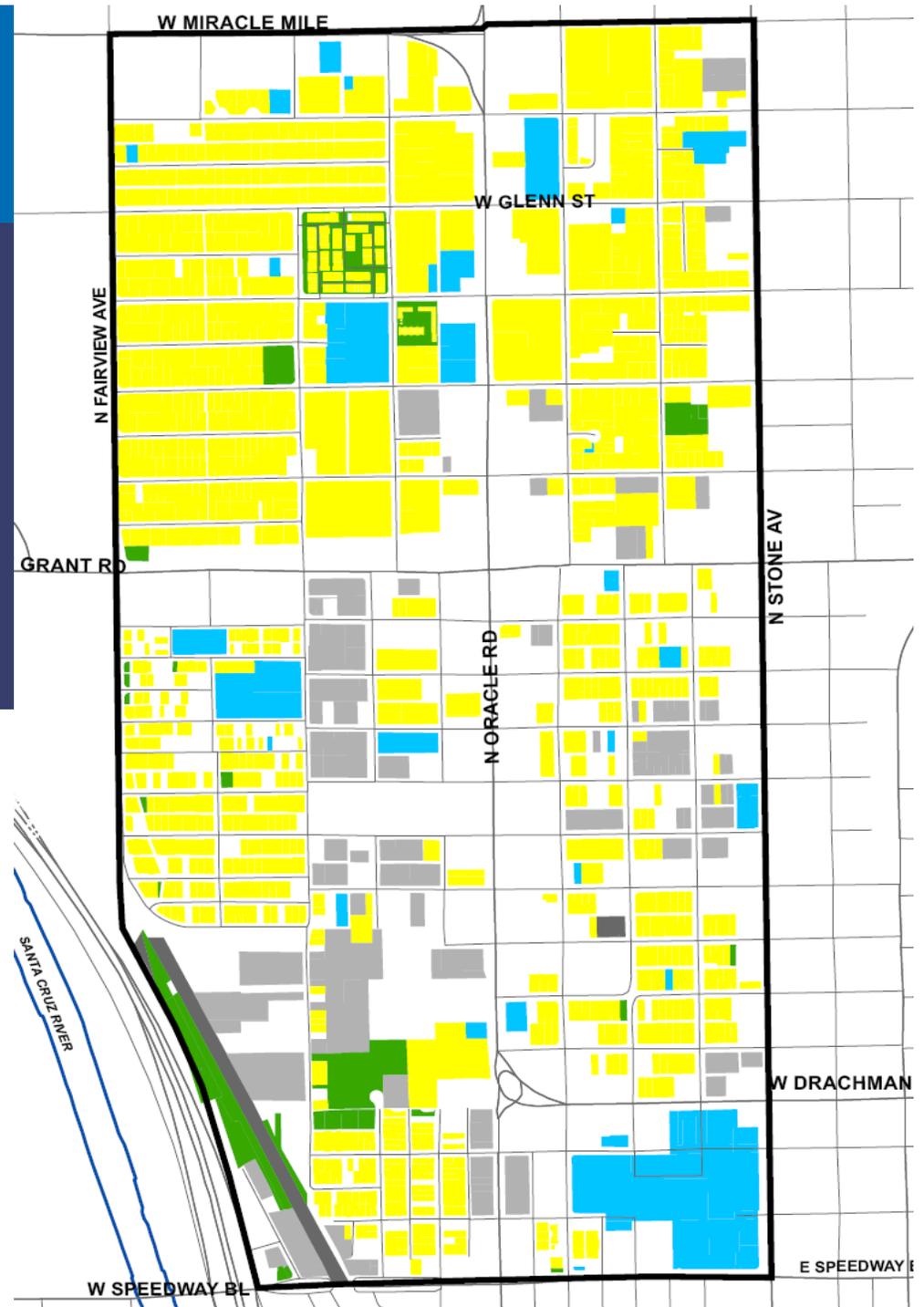
# Land Uses

- 13% public uses (parks, utilities, institutional)



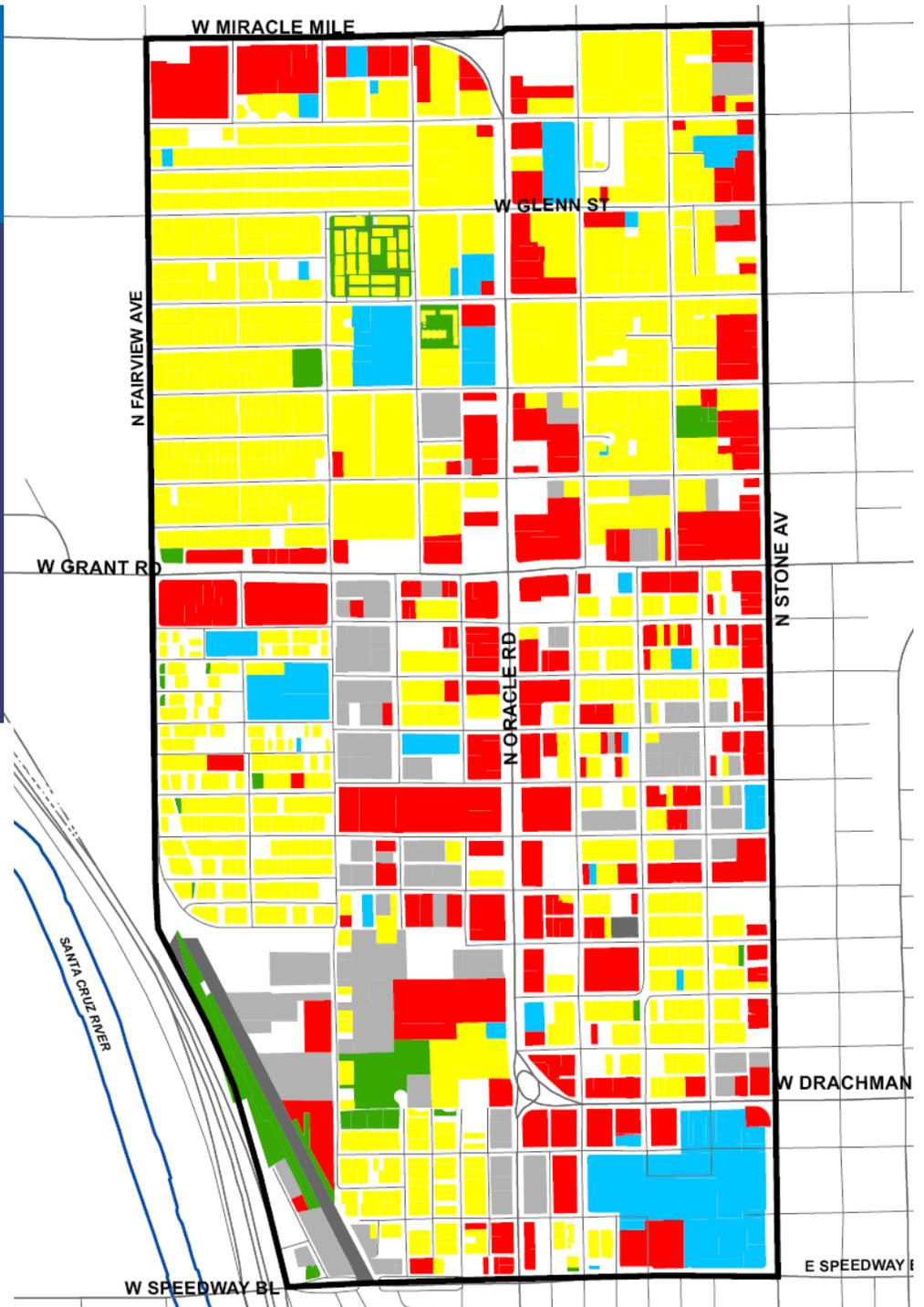
# Land Uses

- 9.5% industrial



# Land Uses

- 24% commercial



# Land Uses

- 12% undeveloped



Vacant Land



# Zoning

- 34% residential



R-1: Residential



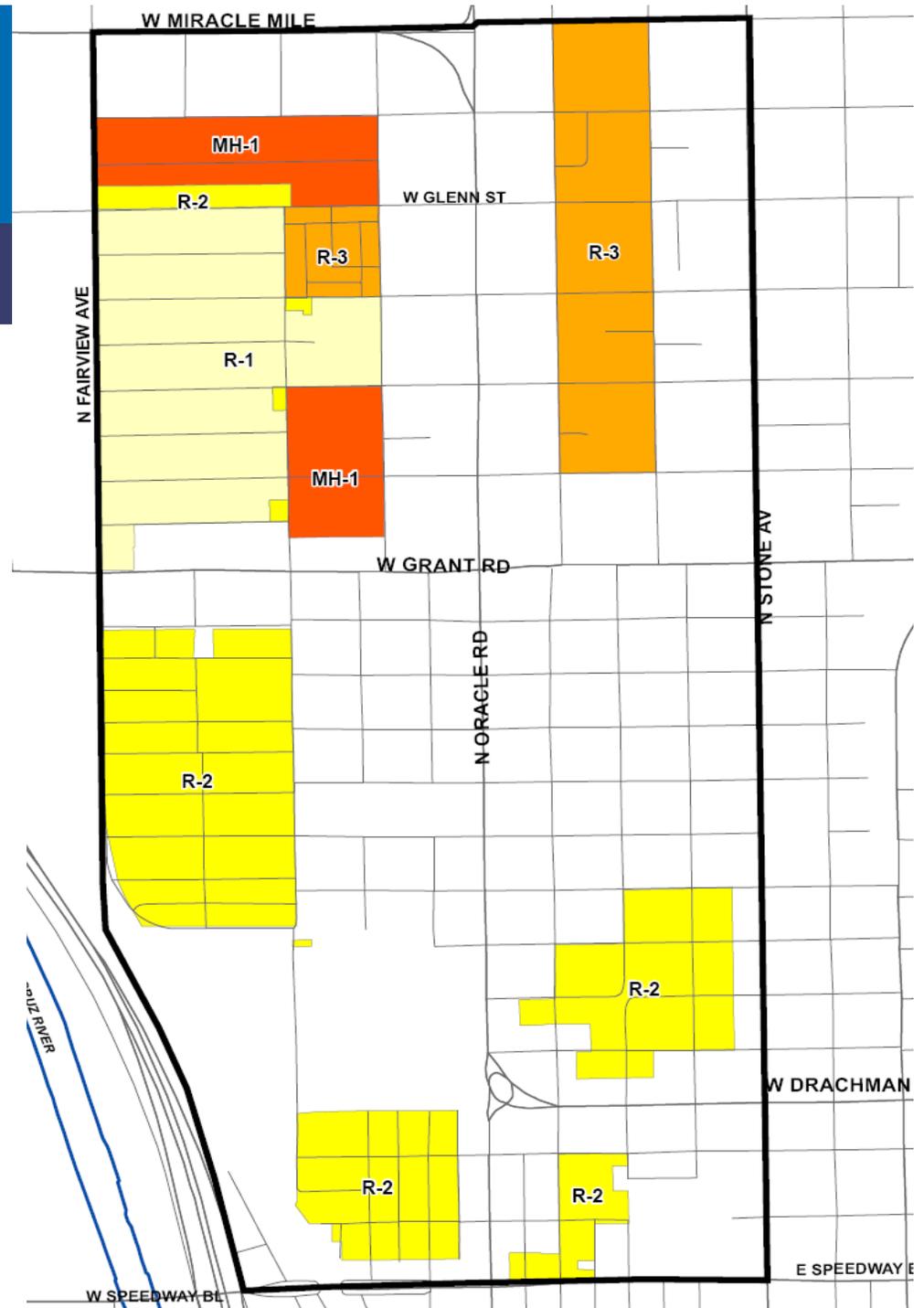
R-2: Residential



R-3: Residential

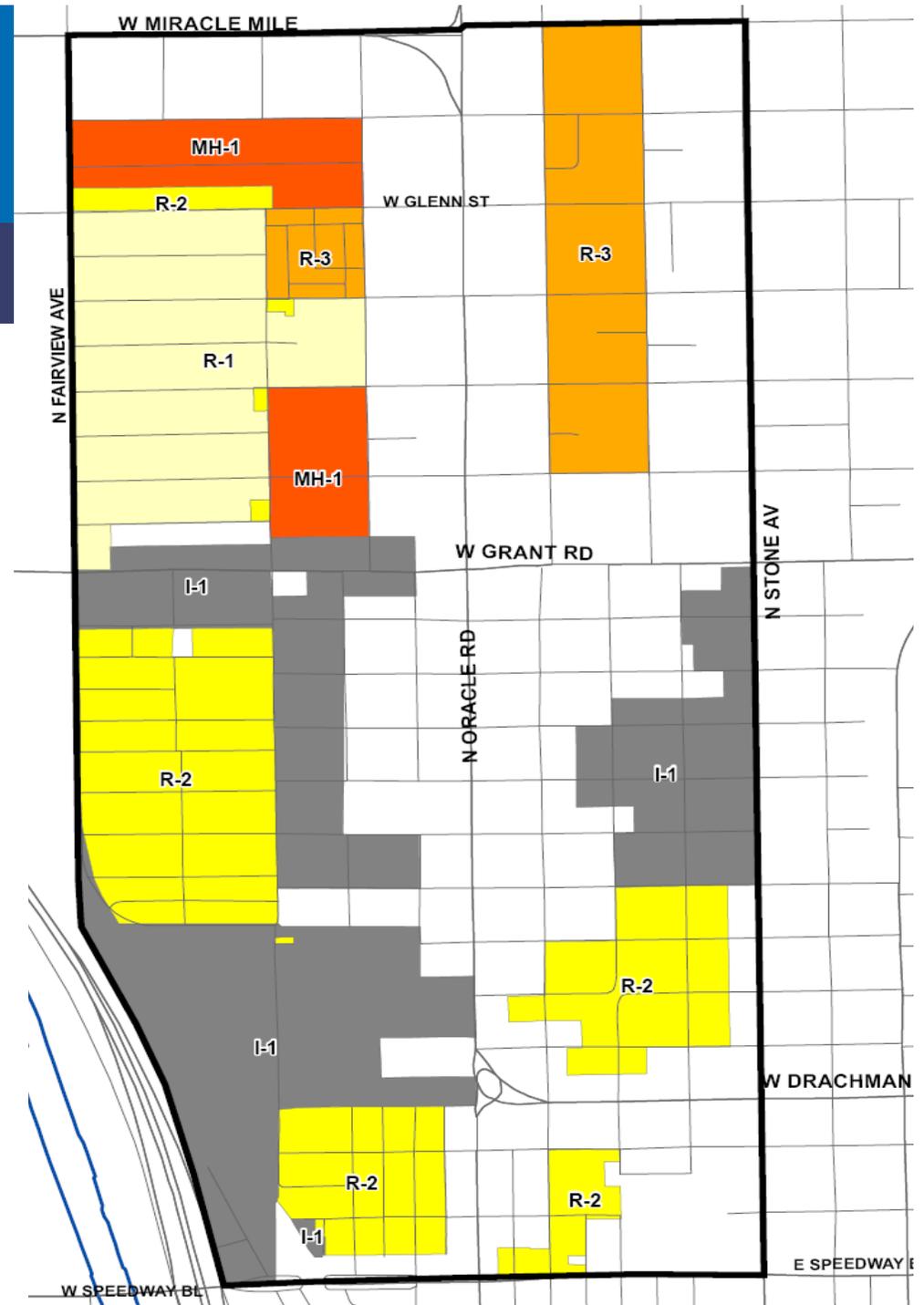
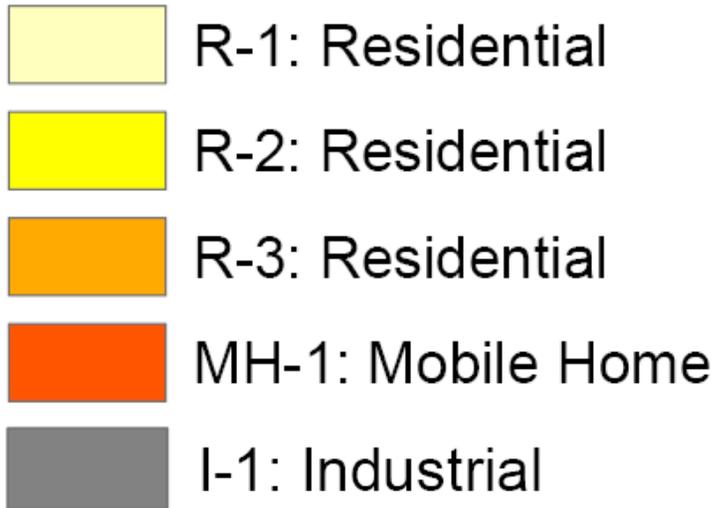


MH-1: Mobile Home



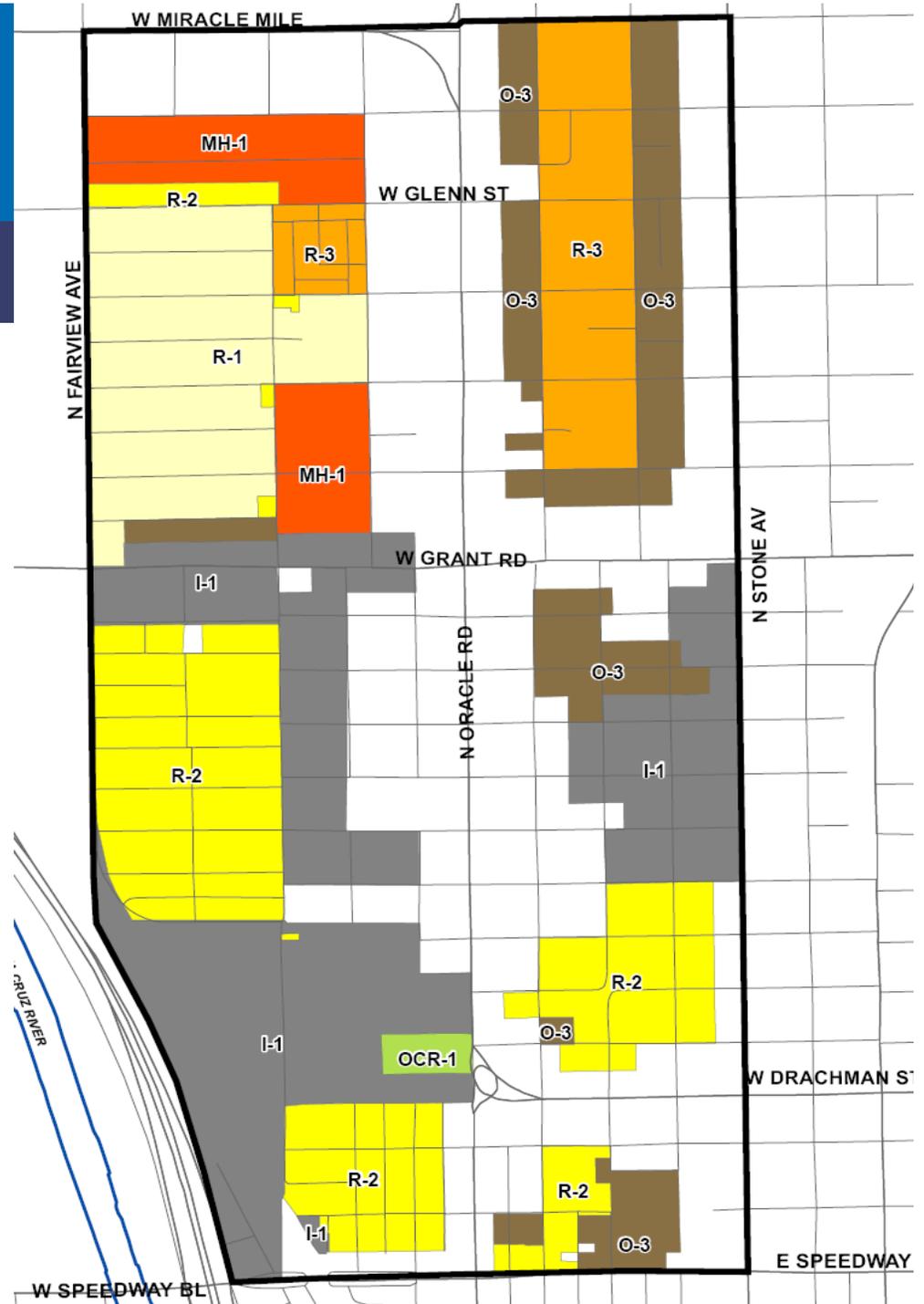
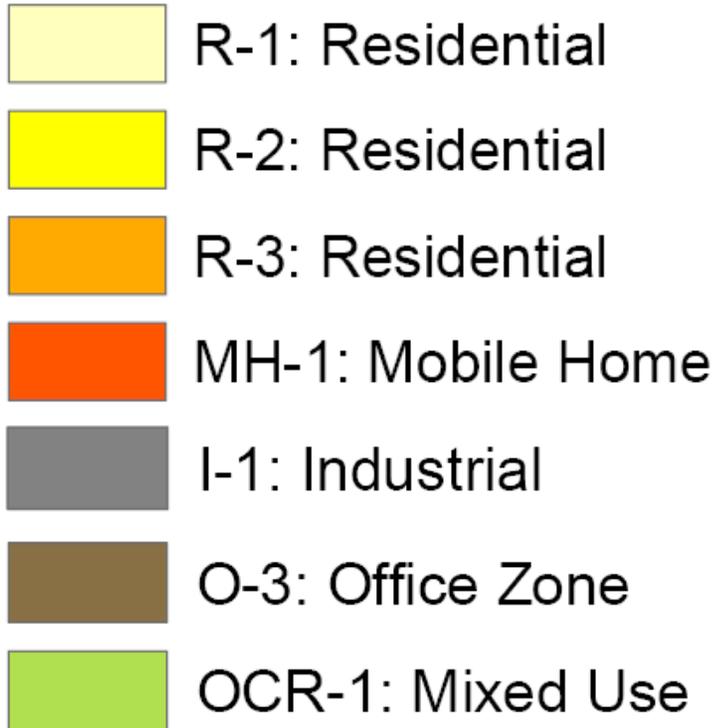
# Zoning

- 19% industrial



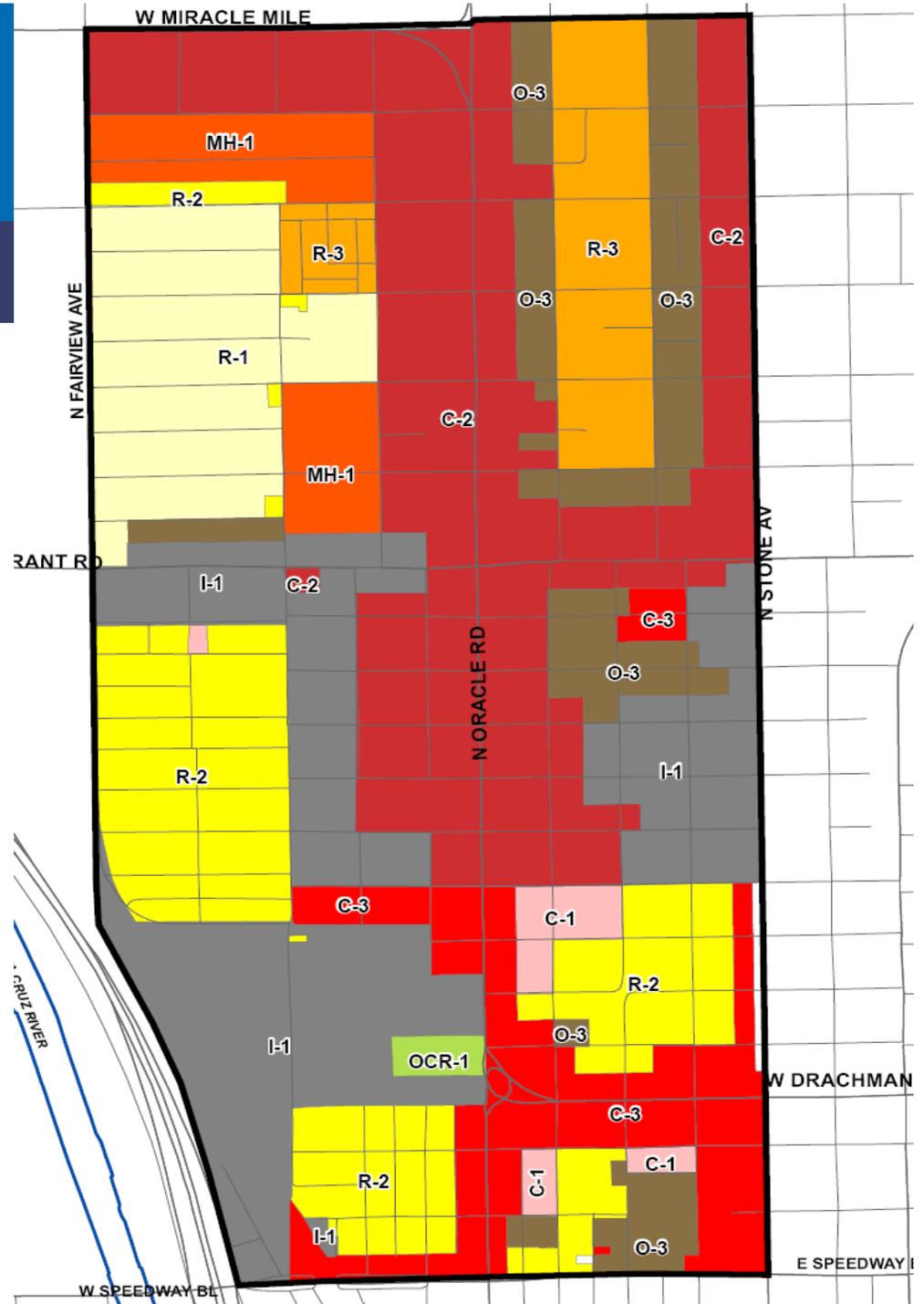
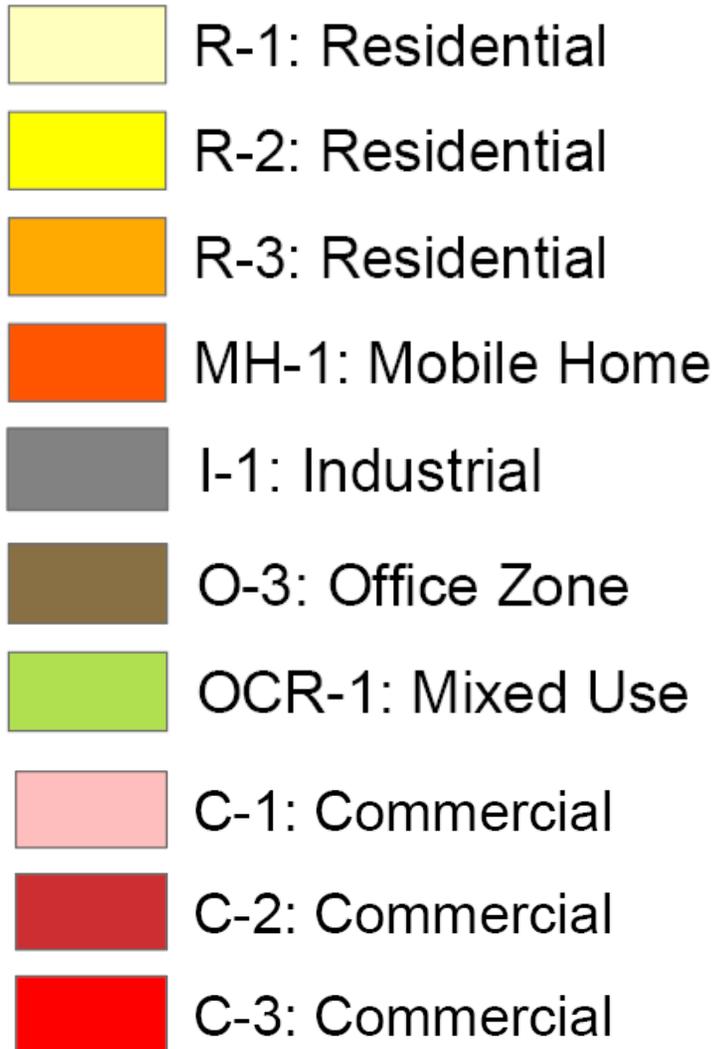
# Zoning

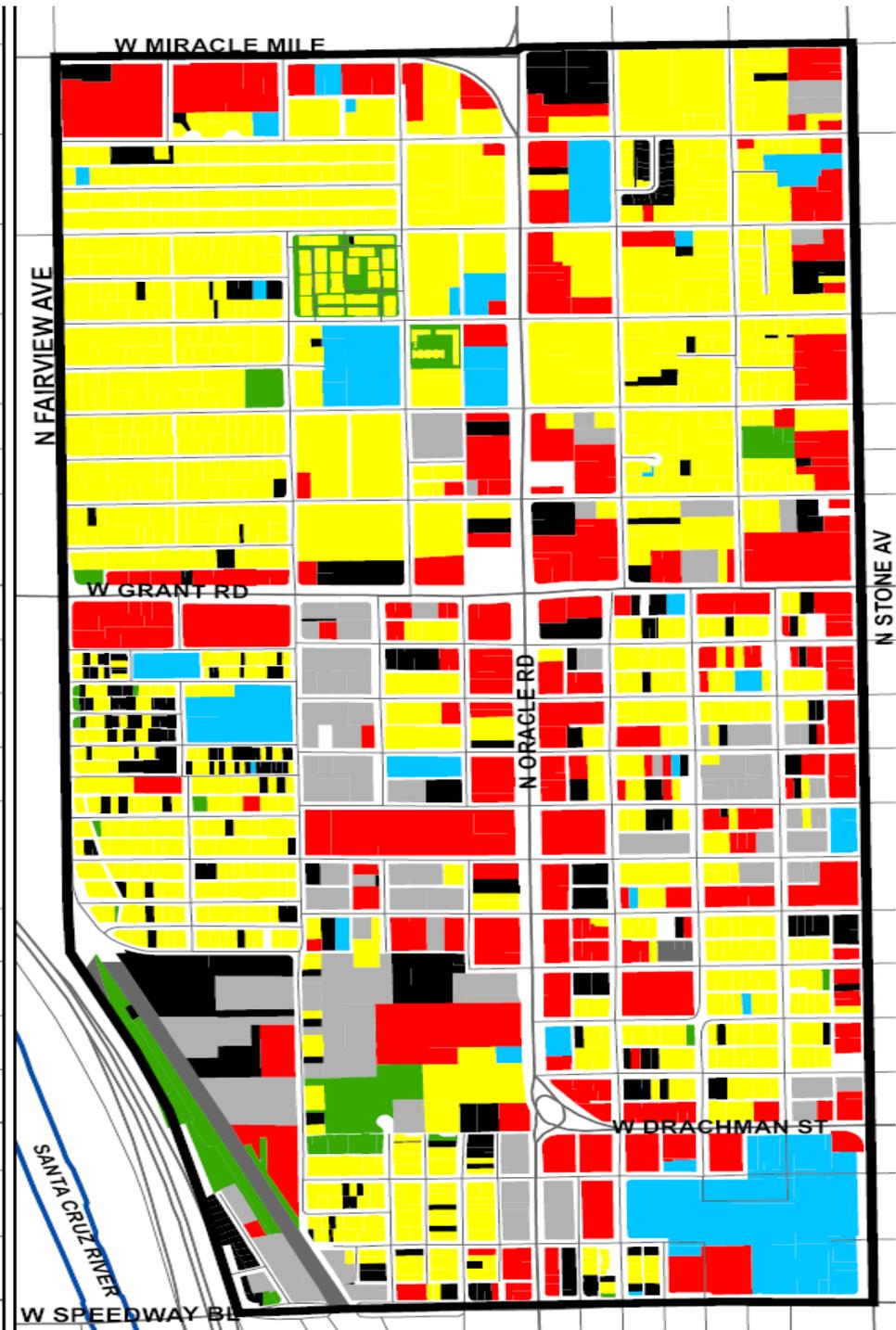
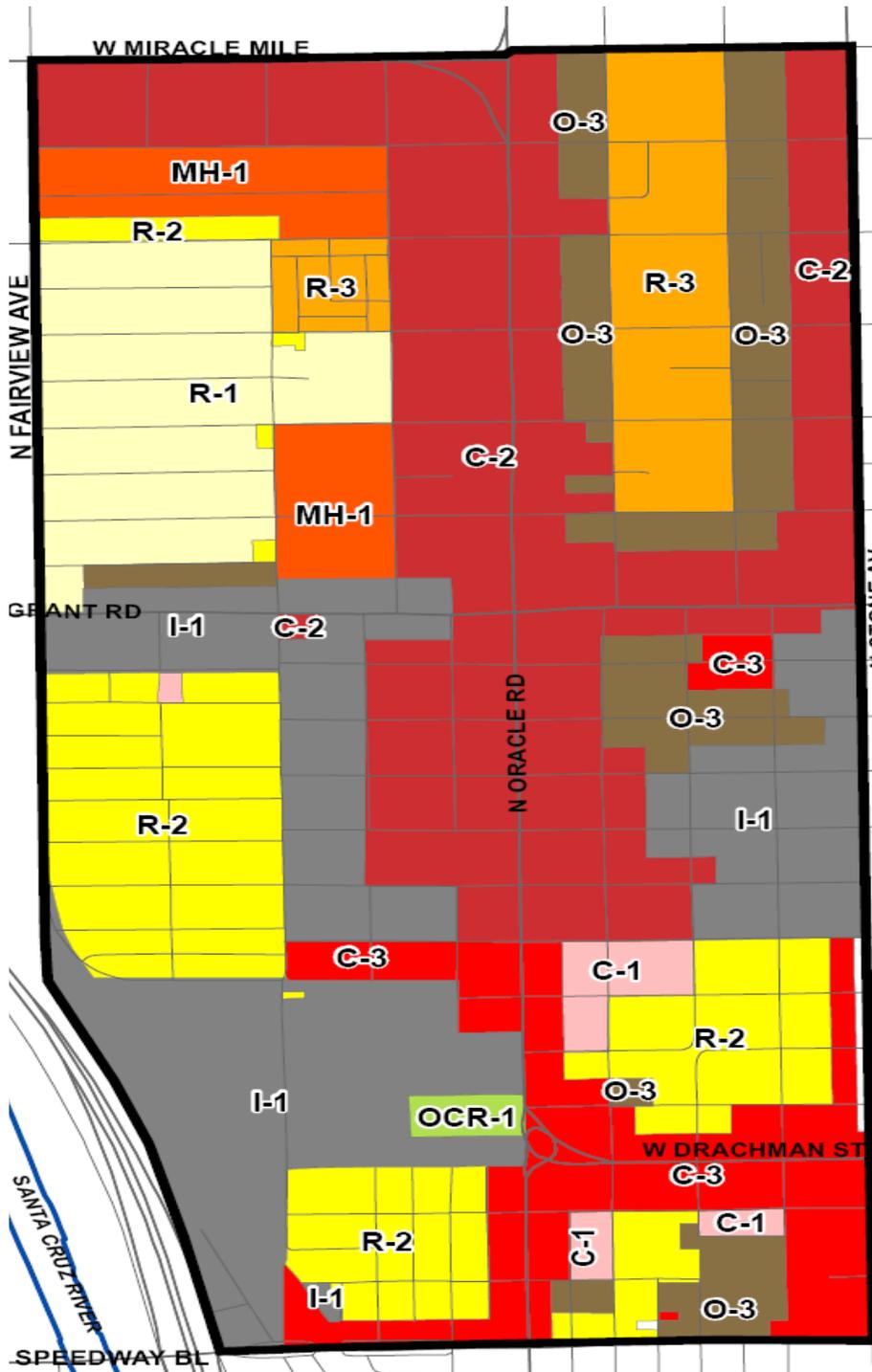
- 9.3% office



# Zoning

- 37.1% commercial





# Circulation

## Arterial Roadways:

- Miracle Mile
- Grant Road
- Drachman Street
- Speedway Boulevard
- Stone Avenue

 Arterial Street

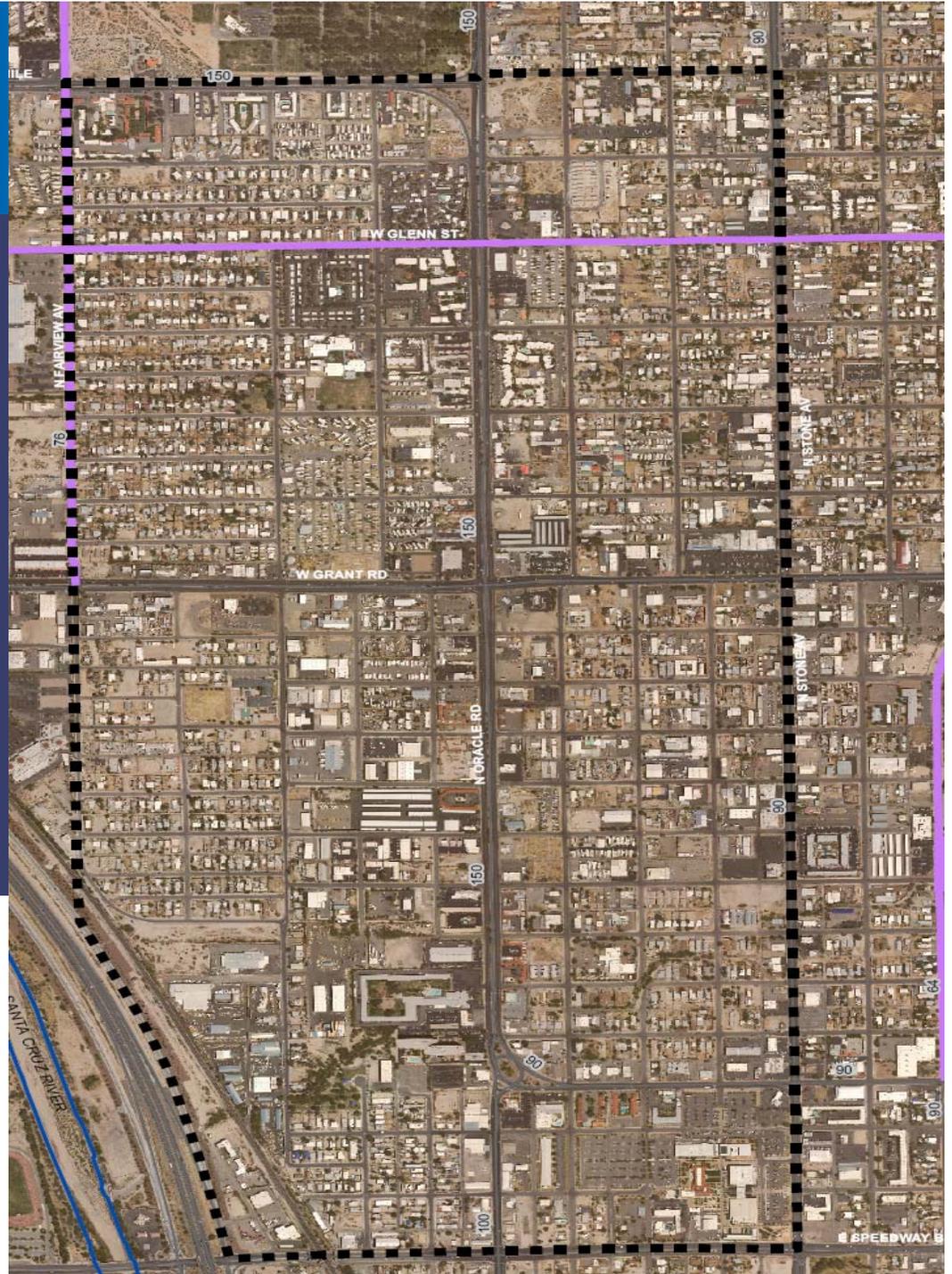


# Circulation

## Collector Roadway:

- Glenn Street
- Fairview Avenue

— Collector Street



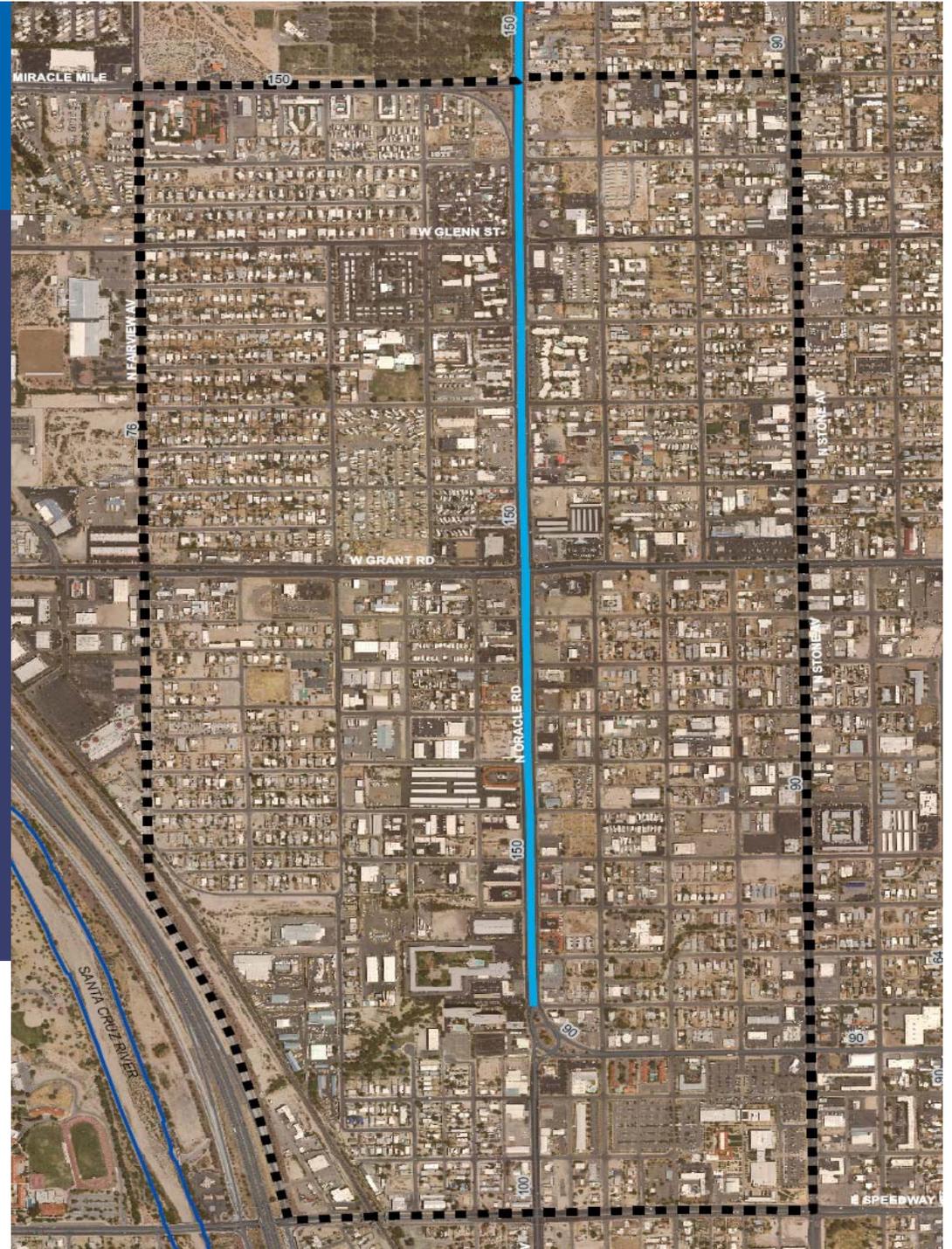
# Circulation

Gateway:

- Oracle Road



Gateway Arterial

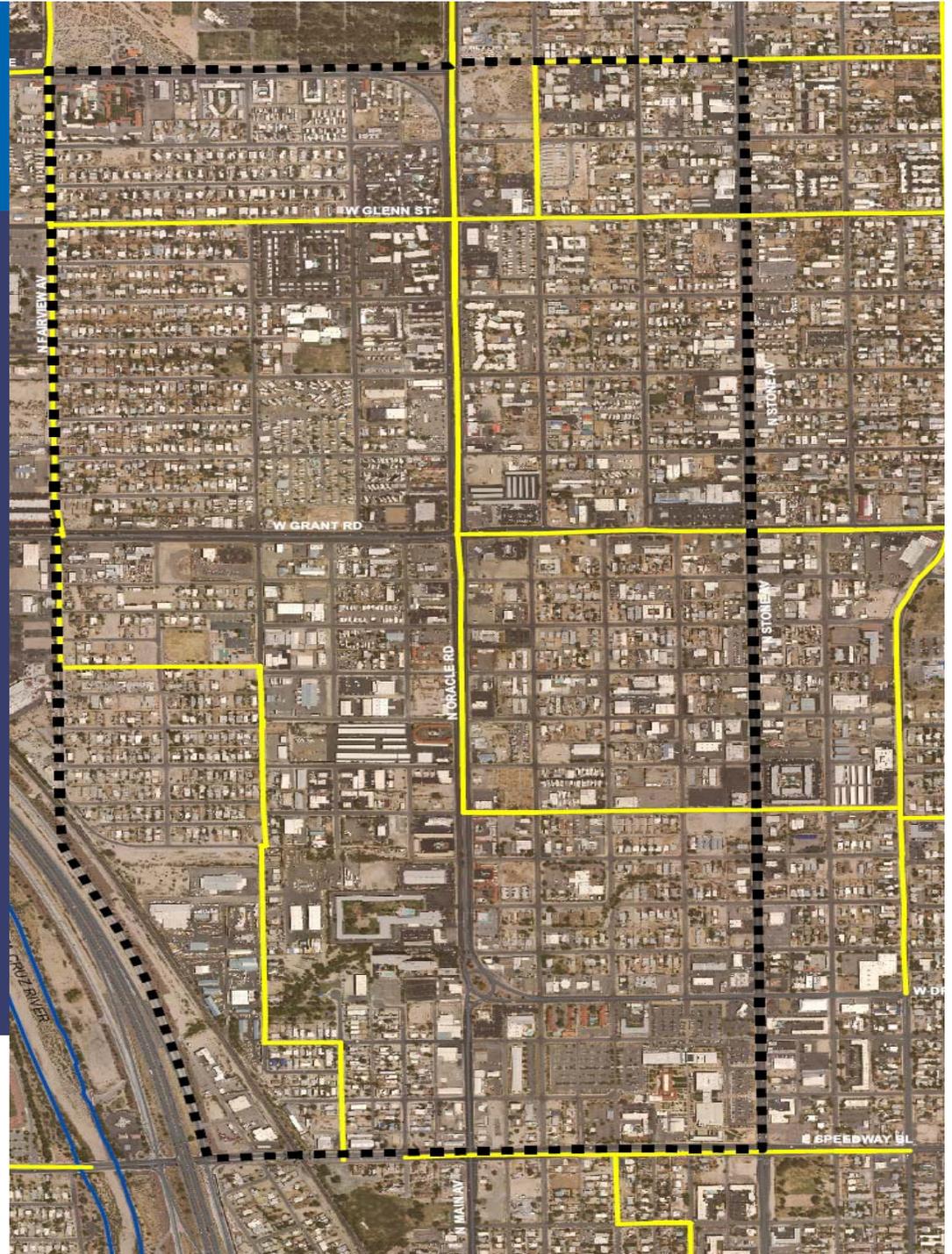


# Circulation

Roadways with stripped bike lanes:

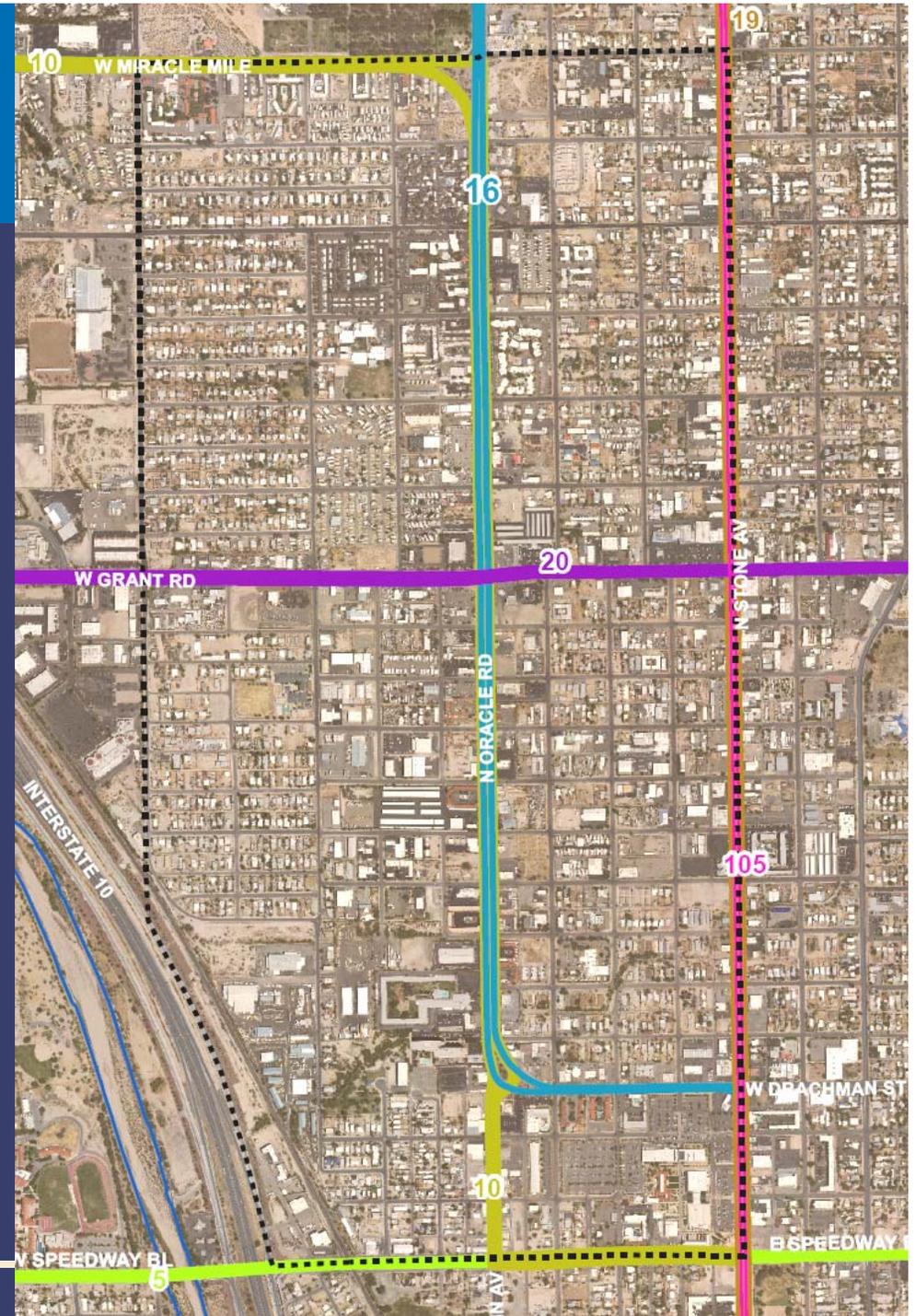
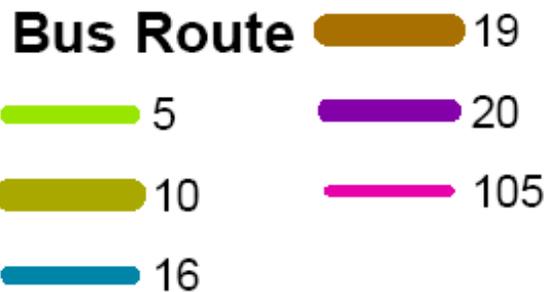
- Miracle Mile
- Glenn Street
- Grant Road
- Drachman Street
- Speedway Blvd.
- Stone Avenue
- Oracle Road

— Signed Bike Route



# Transportation

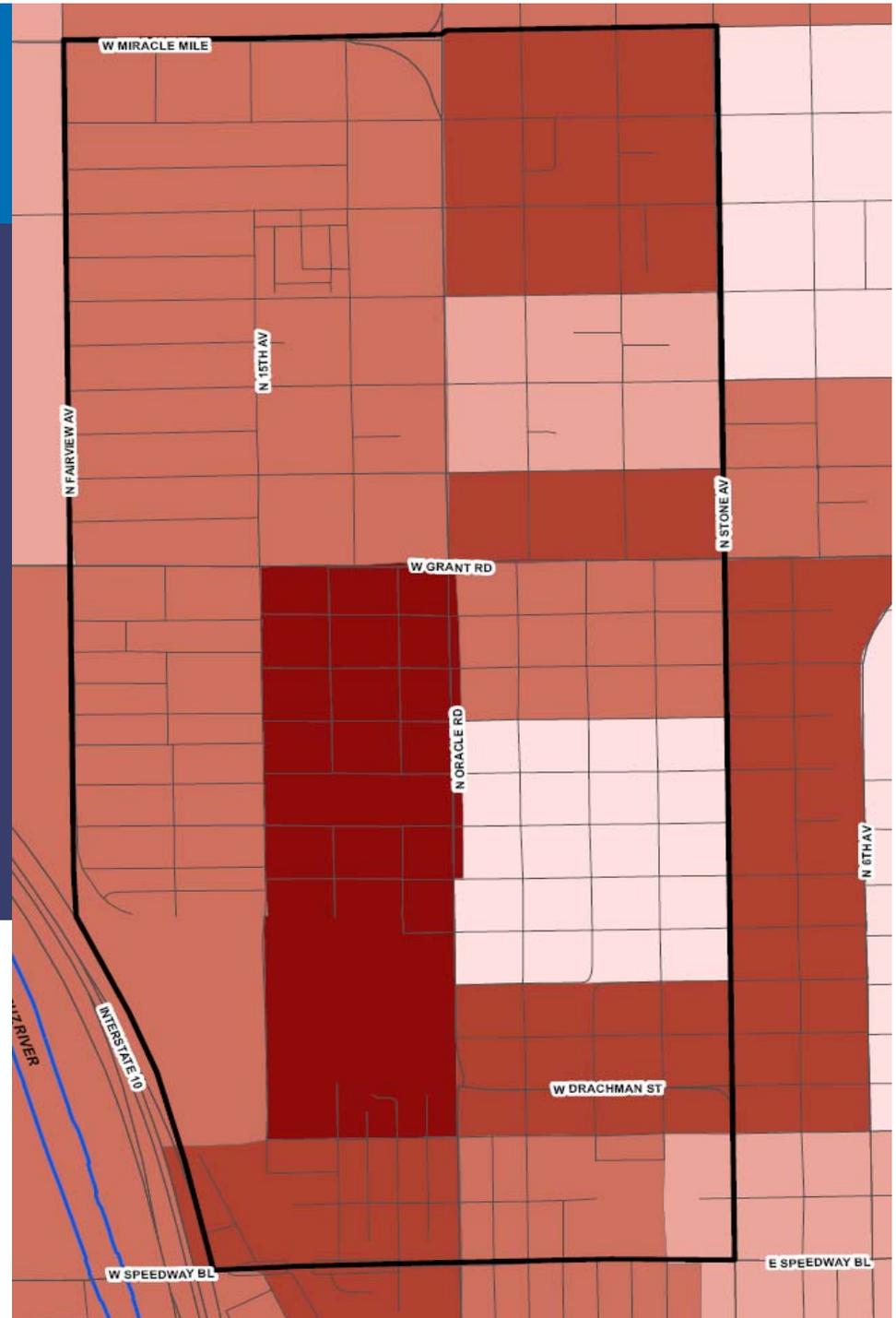
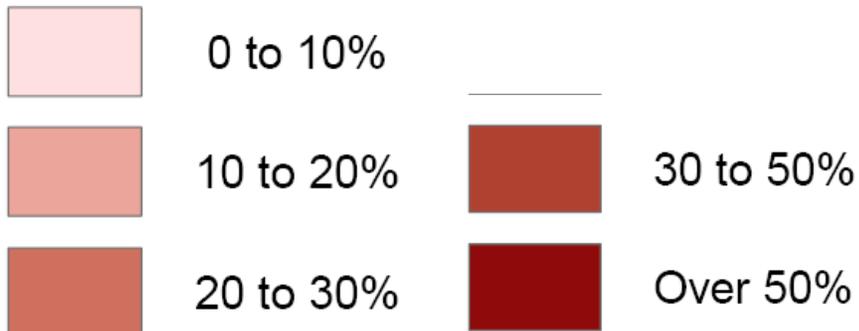
- Six Sun Tran's fixed-routes
- Van Tran  
Between 9/1/2007 and 11/30/2007, Van Tran served 117 individuals, with a total of 3,303 trips within the project area



# Transportation

- 31.4% of households have no vehicle.
- About 15.6% of owner occupied households have no vehicle
- 67.4% of all renter households have no vehicle.

## No Vehicle Available



# Public Facilities

- Three fire stations serve 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.



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# Public Facilities

- 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.

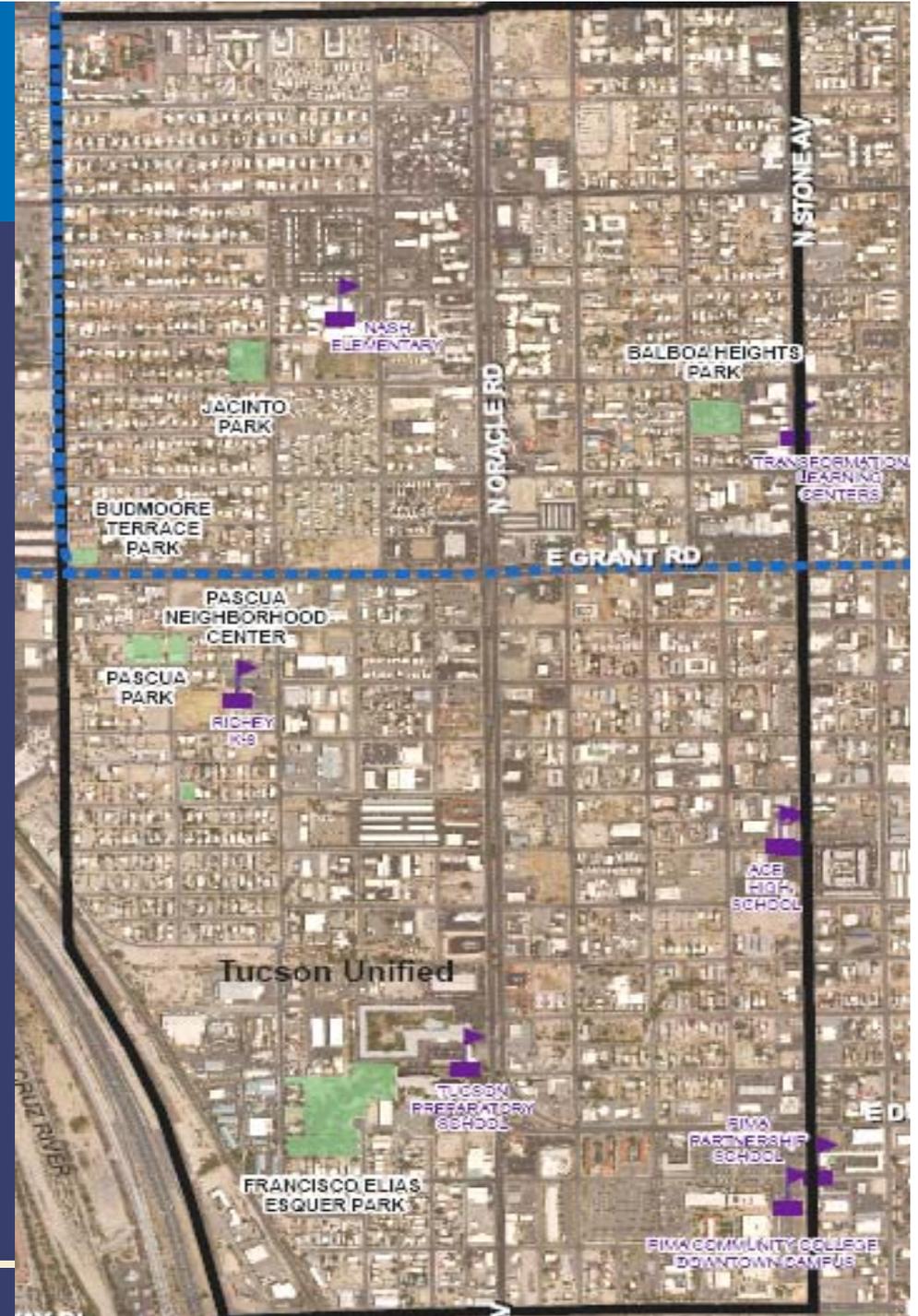


# Public Facilities

- Five neighborhood parks (two of these are co-located with elementary schools)
- A mini park
- Two neighborhood centers: the Pascua Neighborhood Center and the Marty Birdman Neighborhood Center (at Balboa Heights Park).



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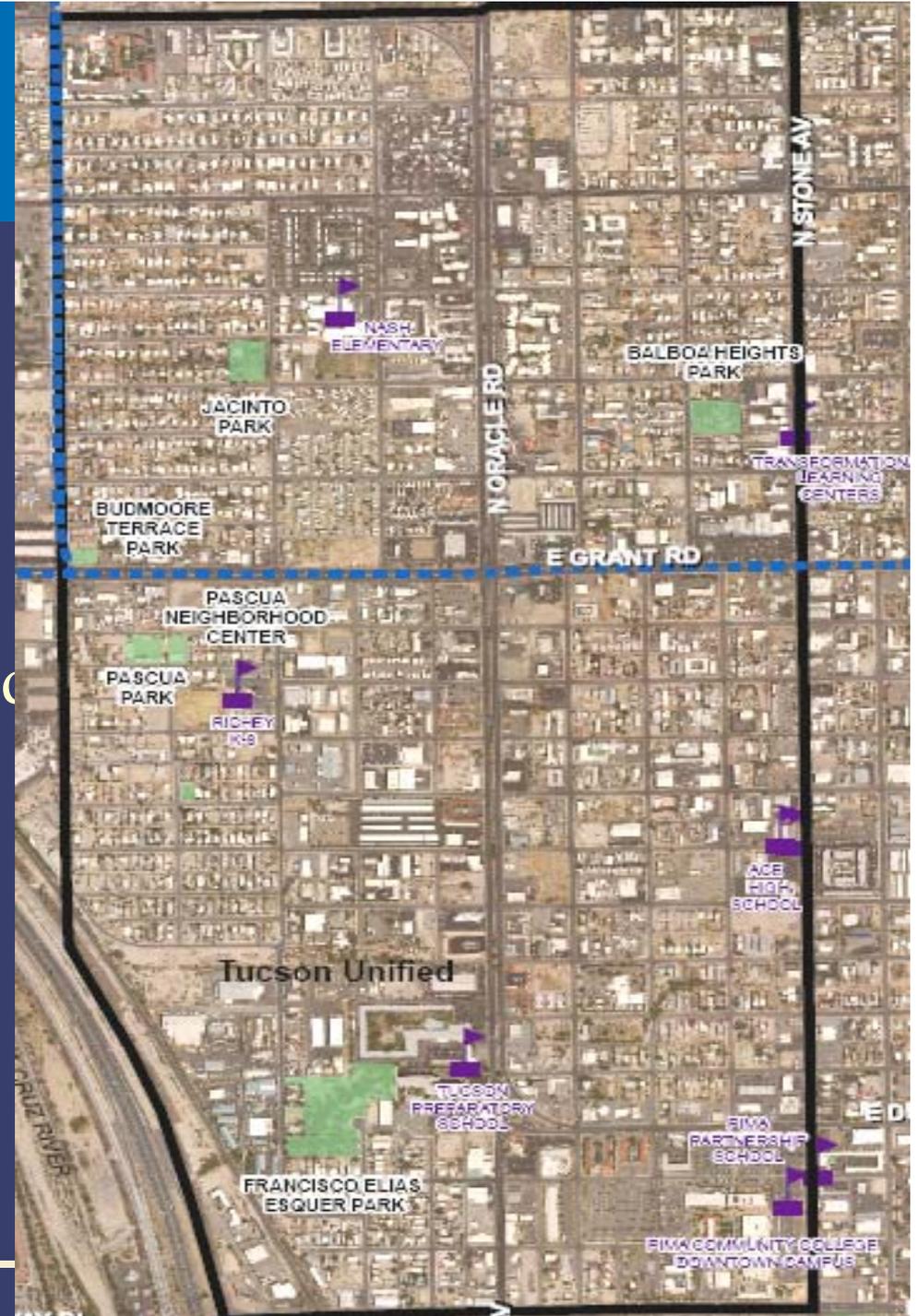


# Public Facilities

- Nash Elementary, K-5 (Amphitheater School District)
- Richey, K-8 (Tucson Unified School District)
- Pima Community College



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