

2001 Tucson General Plan Policies Related to Historic Preservation

Prepared for the Historic Preservation Policy Work Group Meeting - August 29, 2011, by the Plan Tucson Team, Planning and Community Development Division, City of Tucson Housing and Community Development Department,

2001 Tucson General Policies Related to Historic Preservation	THEMES ADDRESSED				
	Rehabilitation, Reuse	Compatibility	Promotion and Enhancement	Administrative	Protection
ELEMENT 1: GROWTH AREAS AND POPULATION					
Policy 4: Implement the Rio Nuevo Master Plan, as adopted by the Mayor and Council, to develop the Downtown retail core as the primary regional activity center for finance, culture, and government, complemented by a mixture of land uses that supports Downtown housing and is compatible with the adjacent Downtown's historic residential neighborhoods. [Page 1-10]		◆			
Policy 5: Promote land use, transportation, and urban design improvements that would link the Downtown with Fourth Avenue, the Warehouse District, and the University of Arizona and would enhance the historic and cultural quality within the greater Downtown. [Page 1-10]		◆	◆		
Policy 7: Promote the continued viability of historic neighborhoods, historically significant structures and sites, and the development and retention of residential uses in the greater Downtown. [Page 1-11]			◆		
ELEMENT 2: LAND USE					
Policy 6: Promote continued development of Tucson's Downtown and other mixed-use activity centers in order to increase transit use; reduce air pollution; improve delivery of public and private services; and create inviting places to live, work, and play. [Page 2-20] 6.1: Enhance the Downtown retail core as the primary regional activity center for finance, culture, and government, complemented by a mixture of land uses to support Downtown housing that is compatible with the adjacent Downtown's historic residential neighborhoods. 6.3: Promote upgrades to neighborhood infrastructure, including sidewalks and street lighting, that are compatible with the historic character. 6.6: Promote historic neighborhoods, historically significant structures and sites, and the development and retention of residential uses in the greater Downtown. 6.12: Promote land use, transportation, and urban design improvements that will link the Downtown activity center, Fourth Avenue, the Warehouse District, and the University of Arizona and that will enhance the historic and cultural quality within the greater Downtown. Continue to work with the University of Arizona, private developers, and neighborhood groups to enhance these linkages and Downtown design character.		◆	◆		
Policy 8: Promote industrial development and redevelopment that will contribute to Tucson's overall economic vitality, environmental quality, and community character. [Page 2-24] 8.3: Promote the rehabilitation and adaptive reuse of former industrial buildings, such as those in the Warehouse District, and the reclamation and redevelopment of abandoned industrial and/or contaminated sites. Warehouse District land uses and intensities should be compatible with the existing industrial character, historic resources, and current and proposed arts uses. 8.4: Promote the reclamation of former landfill sites for the following four major categories of potential reuse: 1.) Parks, recreation, and open space; 2.) Historic, cultural, and educational uses; 3.) Solid waste facilities; and, 4.) Diversified development, including enclosed structures and accessory uses, when appropriate engineering techniques are used. (See <i>Land Use Study for City of Tucson Landfill Sites</i> , 1998, for further information on reuse criteria, remediation, and public involvement recommendations.)	◆	◆	◆		

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ELEMENT 3: CIRCULATION					
<p>Policy 2: Circulation and Safety: Promote an effective, well-planned system of roadways that establishes a functional, safe, and aesthetic hierarchy of streets while incorporating the latest advanced technologies. [Page 3-3] 2.3: Promote convenient multimodal access to public places having high concentrations of trips, including airports, schools, military installations, parks, recreation areas, monuments, and historic sites and tourist attractions.</p>			◆		
<p>Policy 3: Public Transit Services: Provide for a safe, efficient, and accessible public transportation system that is in harmony with area-wide environmental objectives while making the most effective and prudent use of public funds to operate the system. [Page 3-4] 3.2: Encourage optimal availability and utilization of public transit facilities and services within the region, whether fixed route, local circulator, demand responsive, paratransit, rural, or historic trolley.</p>			◆		
ELEMENT 4: COMMUNITY CHARACTER AND DESIGN					
<p>Policy 1: Preserve and enhance Tucson’s natural setting, urban form, and community image. [Page 4-5] 1.1: Promote development that is compatible with Tucson’s overall urban form, community character, and environmental setting. Action 1.1.A: Establish community programs to publicize and seek support for preservation and enhancement of community character features, such as open space and natural, cultural, and historic resources. 1.2: Promote cultural heritage programs that raise community awareness and sense of pride in Tucson’s history and traditions. Action 1.2.A: Continue to consult with representatives from registered neighborhood associations or Historic District Advisory Boards when National Register or local District resources are affected by proposed development. Action 1.2.B: Incorporate site-sensitive design, building techniques, and grading into future development plans to preserve significant sites, buildings, structures, and historic landmarks.</p>			◆	◆	◆
<p>Policy 4: Design and maintain streets to enhance their overall functional and aesthetic quality. [Page 4-10] 4.2: Continue to develop standards and guidelines to improve the streetscape for alternate modes of transportation. Action 4.2.A: Consider amendments to the Major Streets and Routes (MS&R) Plan which include a functional and aesthetic street hierarchy (street classifications by type, use, and visual quality); pedestrian, bike, and transit facilities; and new classifications that recognize that roadways may exist and function in a variety of environments. These include “multimodal” or “pedestrian priority” streets (e.g., Mountain Avenue), Historic Routes (e.g., Fort Lowell Road), and Urban Trails (e.g., Old Spanish Trail).</p>				◆	
<p>Policy 5: Promote neighborhood identity and visual character. [Page 4-14] 5.2: Encourage neighborhood associations, in coordination with appropriate governmental agencies, to provide signage that identifies sites of historical or environmental significance in the area. Action 5.2.A: Continue to identify neighborhoods eligible for listing on the National Register and assist them with applications to the State Historic Preservation Office; if already listed as a National Register District, evaluate the advantages of local historic district designation. 5.3: Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines. Action 5.3.B: Review and revise, as necessary, the City’s Environmental Resource Report requirements to assure the following key site features continue to be addressed: native vegetation, washes and topography, wildlife habitat, views and scenic resources, the neighborhood’s archaeological, historical, or cultural resources, particularly if the neighborhood is a City-designated Historic District or eligible for the National Register of Historic Places, the site’s open space and trails amenities, other site and environmental considerations as outlined in policies and the Design Guidelines Manual.</p>			◆	◆	◆

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ELEMENT 5: CULTURAL HERITAGE					
<p>Policy 1: Identify, evaluate, and protect historic and archaeologic resources. [Page 5-3]</p> <p>1.1: Pursue programs to maintain the City's status as a Certified Local Government (CLG) and funding eligibility therein.</p> <p>1.2: Develop priorities for State of Arizona Heritage Fund projects and other ongoing funding sources in coordination with Pima County and other jurisdictions.</p> <p>1.3: Foster the continued enhancement and expansion of Tucson's existing historic districts and landmark areas.</p> <p>1.4: Encourage designation of additional city, county, state and national historic districts and landmarks.</p> <p>1.5: Continue to strengthen Tucson's Historic Preservation Zone (HPZ) Ordinance to provide additional protection to the city's historic resources.</p> <p>1.6: Promote the preservation and enhancement of Tucson's historic architecture in keeping with applicable rehabilitation standards.</p> <p>1.7: Continue to utilize and enhance historic resources as an important element in Arts District development and as a stimulant for Downtown's economic revitalization.</p> <p>1.8: Continue to promote state tax legislation that improves the opportunity for private property owners to preserve archaeologic and historic resources.</p> <p>1.9: Pursue the development of a local heritage fund for the preservation and enhancement of Tucson's cultural resources and for the provision of matching funds for state and federal grant programs.</p> <p>1.10: Continue to identify and designate areas throughout Tucson meriting archaeologic protection.</p> <p>1.11: Encourage the revitalization of historic commercial areas and corridors in keeping with historic preservation goals.</p> <p>1.12: Provide for the designation of historic streets and roadways.</p>	◆		◆	◆	
<p>Policy 2: Promote professional development and efficient, cost-effective management of city cultural resource and heritage programs. [Page 5-4]</p> <p>2.1: Develop a focused, specific plan and management program for heritage and cultural resources, in coordination with the Tucson-Pima County Historical Commission.</p> <p>2.2: Continue to utilize and expand the professional expertise of the Tucson-Pima County Historical Commission to accomplish Tucson's responsibilities as a CLG.</p> <p>2.3: Encourage the development of formalized relationships between the City of Tucson, Pima County, and other regional jurisdictions in order to share professional knowledge and responsibilities for the identification and protection of archaeologic and historic and cultural resources. Encourage other jurisdictions to join in the intergovernmental agreement for the Tucson-Pima County Historical Commission and appoint member representatives to the Commission.</p> <p>2.4: Specify processes, policies, and oversight responsibility for the treatment and preservation of cultural resources under City ownership or lease.</p> <p>2.5: Identify grant sources for historical preservation, such as the Arizona Heritage Fund and the Federal Historic Preservation Fund, and pursue project funding in a coordinated manner.</p>				◆	
<p>Policy 3: Consider the needs of unique and newly emerging preservation-related resource areas requiring special attention. [Page 5-4]</p> <p>3.1: Focus on the preservation of historic vegetation, historic landscapes, and historic trails.</p> <p>Action 3.1.A: Develop a process for the identification, designation, and protection of these historic elements as a component of a heritage and cultural resources plan.</p> <p>Action 3.1.B: Foster the development of regional heritage resources and areas (e.g., De Anza Trail) which supports and includes local historic and cultural attractions.</p> <p>3.2: Foster the continuation of original use or adaptive reuse of historic landmarks.</p> <p>3.3: Encourage the rehabilitation of Tucson's aging housing stock.</p> <p>3.4: Consider the creation of special zoning overlay districts (e.g., Conservation Districts) which preserve the character of unique neighborhoods and business districts.</p>	◆	◆		◆	◆

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	Rehabilitation, Reuse	Compatibility	Promotion and Enhancement	Administrative	Protection
ELEMENT 5: CULTURAL HERITAGE (Continued)					
<p>Policy 4: Create an atmosphere for the authentic expression and celebration of both traditional and contemporary elements of Tucson's many cultures. [Page 5-5]</p> <p>4.3: Recognize Tucson's historic, cultural, and environmental setting in the design of public facilities.</p>		◆			
ELEMENT 6: CONSERVATION, REHABILITATION, AND REDEVELOPMENT					
<p>Policy 1: Promote neighborhood identity and visual character. [Page 6-3]</p> <p>1.2: Encourage neighborhood associations, in coordination with appropriate governmental agencies, to provide signage that identifies sites of historic or environmental significance in the area.</p> <p>Action 1.2.A: Identify neighborhoods eligible for listing on the National Register and assist them with applications to the State Historic Preservation Office; if already listed as a National Register District, evaluate the advantages of local historic district designation.</p> <p>1.3: Support residential infill and redevelopment that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.</p> <p>Action 1.3.B: Review and revise, as necessary, the City's Environmental Resource Report requirements to assure the following key site features continue to be addressed: 1.) Native vegetation; 2.) Washes and topography; 3.) Wildlife habitat; 4.) Views and scenic resources; 5.) The neighborhood's archaeologic, historic, or cultural resources, particularly if the neighborhood is a City-designated Historic District or eligible for the National Register of Historic Places; 6.) The site's open space and trails amenities; and 7.) Other site and environmental considerations as outlined in policies and the Design Guidelines Manual.</p>			◆		◆
<p>Policy 6: Promote strategically located mixed-use activity centers and activity nodes in order to increase transit use, reduce air pollution, improve delivery of public and private services, and create inviting places to live, work, and play. [Page 6-7]</p> <p>6.1: Enhance the Downtown retail core as the primary regional activity center for finance, culture, and government, complemented by a mixture of land uses to support Downtown housing that is compatible with the adjacent Downtown's historic residential neighborhoods.</p> <p>Action 6.1.C: Retain and support existing historic residential uses and locate new residential opportunities in the Downtown.</p> <p>Action 6.1.D: Promote upgrades to neighborhood infrastructure, including sidewalks and street lighting, that are compatible with the historic character.</p> <p>6.2: Promote historic neighborhoods, historically significant structures and sites, and the development and retention of residential uses in the greater Downtown.</p> <p>Action 6.2.A: Review and update, as necessary, the Historic Preservation Zone process to assure adequate protection of historically significant buildings and neighborhoods.</p> <p>6.5: Promote land use, transportation, and urban design improvements that will link the Downtown activity center, Fourth Avenue, the Warehouse District, and the University of Arizona and enhance the historic and cultural quality within the greater Downtown. Continue to work with the University of Arizona, private developers, and neighborhood groups.</p>		◆	◆	◆	◆

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ELEMENT 6: CONSERVATION, REHABILITATION, AND REDEVELOPMENT (Continued)					
<p>Policy 7: Promote industrial development and redevelopment that will contribute to Tucson’s overall economic vitality, environmental quality, and community character. [Page 6-8]</p> <p>7.2: Promote the rehabilitation and adaptive reuse of former industrial buildings, such as those in the Warehouse District, and the reclamation and redevelopment of abandoned industrial sites. Warehouse District land uses and intensities should be compatible with the existing industrial character, historic resources, and current and proposed arts uses.</p> <p>7.3: Promote the reclamation of former landfill sites for the following four major categories of potential reuse. Parks, recreation, and open space; Historic, cultural, and educational uses; Solid waste facilities; and Diversified development, including enclosed structures and accessory uses when state of the art engineering techniques are used. (See <i>Land Use Study for City of Tucson Landfill Sites</i>, 1998, for further information on reuse criteria, remediation, and public involvement recommendations.)</p>	◆		◆		
<p>Policy 9: Identify, evaluate, and protect archaeological and historic resources. [Page 6-9]</p> <p>9.1: Pursue programs to meet all state and federal requirements required to maintain the City's status as a Certified Local Government (CLG) and funding eligibility therein.</p> <p>9.2: Develop priorities for State of Arizona Heritage Fund projects and other ongoing funding sources in coordination with Pima County and other jurisdictions.</p> <p>9.3: Foster the continued enhancement and expansion of Tucson's existing historic districts and landmark areas.</p> <p>9.4: Encourage designation of additional city, county, and national historic districts and landmarks.</p> <p>9.5: Continue to strengthen Tucson's Historic Preservation Zone regulations to provide additional protection to the city's historic resources.</p> <p>9.6: Promote the preservation and enhancement of Tucson's historic architecture in keeping with applicable rehabilitation standards.</p> <p>9.7: Continue to utilize and enhance historic resources as an important element in Arts District development and as a stimulant for Downtown's economic revitalization.</p> <p>9.8: Continue to promote state tax legislation that improves the opportunity for private property owners to preserve archaeological and historic resources.</p> <p>9.9: Pursue the development of a local heritage fund for the preservation and enhancement of Tucson's cultural resources and to provide matching funds for state and federal grant programs.</p> <p>9.10: Encourage the revitalization of historic commercial areas and corridors in keeping with historic preservation goals.</p>	◆		◆	◆	◆

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ELEMENT 6: CONSERVATION, REHABILITATION, AND REDEVELOPMENT (Continued)					
<p>Policy 10: Promote professional development and efficient, cost-effective management of city cultural resource and heritage programs. [Page 6-10]</p> <p>10.1: Develop a focused, specific plan and management program for heritage and cultural resources, in cooperation with the Tucson-Pima County Historical Commission.</p> <p>10.2: Continue to utilize and expand the professional expertise of the Tucson-Pima County Historical Commission to accomplish Tucson's responsibilities as a CLG.</p> <p>10.3: Establish formalized relationships between the City, Pima County, and other regional jurisdictions in order to share professional knowledge and responsibilities for the identification and protection of archaeological and historic resources.</p> <p>10.4: Specify processes, policies, and oversight responsibility for the treatment and preservation of cultural resources under City ownership or lease.</p> <p>10.5: Identify grant sources, such as the Arizona Heritage Fund and the Federal Historic Preservation, and pursue project funding in a coordinated manner.</p>				◆	
ELEMENT 10: PARKS, RECREATION, OPEN SPACE AND TRAILS					
<p>Policy 4: Provide and maintain standards for the location and function of park facilities to meet the various park and recreational needs of the community. [Page 10-5]</p> <p>4.1: Provide and maintain standards for feature parks which emphasize special experiences for visitors from the entire metropolitan area, such as zoos, museums, lakes, water-oriented recreation, outdoor amphitheaters, historic and scenic amenities, and golf courses.</p> <p>8.1: Protect significant open space resources within the city to complement the surrounding public preserves.</p> <p>Action 8.1.B: Recognize the value of cultural, historical, and archaeological sites as important open space resources.</p>			◆	◆	◆
ELEMENT 13: ECOCOMIC DEVELOPMENT					
<p>Policy 9: Support tourism and convention development. [Page 13-6]</p> <p>9.2: Determine, protect, and promote such things as the natural, cultural, and historical features which attract resorts and tourists to the region.</p> <p>Policy 20: Provide incentives to encourage a diversity of integrated land uses in the Downtown.</p> <p>20.2: Promote the preservation of historically significant structures and identify various means of protection.</p>			◆		◆