



**Redevelopment and Revitalization Element  
Working Group Meeting  
February 29, 2012**

# Today's Agenda

1:30 - 1:45 PM – Welcome and Intros

1:45 - 2:00 PM – Overview of Redevelopment and Revitalization

2:00 - 2:10 PM – Break

2:10 - 3:30 PM – Policy development exercise

# Mandated Elements

## *Conservation, Rehabilitation and Redevelopment,*

consisting of plans and programs for:

- (a) The elimination of slums and blighted areas.
- (b) Community redevelopment, including housing sites, business and industrial sites and public building sites.
- (c) Other purposes authorized by law.

## *Neighborhood Preservation and Revitalization,*

including:

- (a) A component that identifies city programs that promote home ownership, that provide assistance for improving the appearance of neighborhoods and that promote maintenance of both commercial and residential buildings in neighborhoods.
- (b) A component that identifies city programs that provide for the safety and security of neighborhoods.

# Terminology

*Redevelopment* is any expansion, addition, demolition or major facade change to an existing structure(s), neighborhood(s), or non-residential districts.

The main purpose of redevelopment is to foster economic development, improve housing opportunities, and effectively use vacant land.

# Terminology

*Revitalization* is the enhancing of the economic and community life in an existing neighborhood, area, or business district while at the same time preserving its historic character.

# Redevelopment/Revitalization Activities

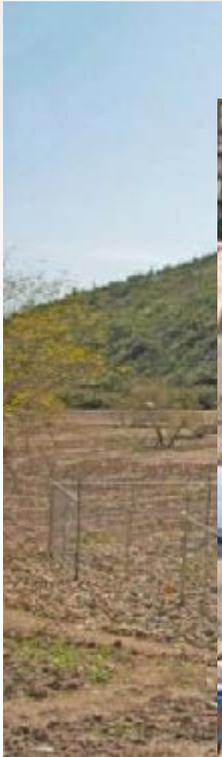
- **At all levels of government, community-driven and staff-driven:**

*City of Tucson Brownfields Program* – Enables redevelopment of environmentally-impacted land for infill and revitalization of the downtown business district, major gateways and Tucson's key historical landmarks.

# Redevelopment/Revitalization Activities

- At all levels of  
and staff driv

*City*  
red

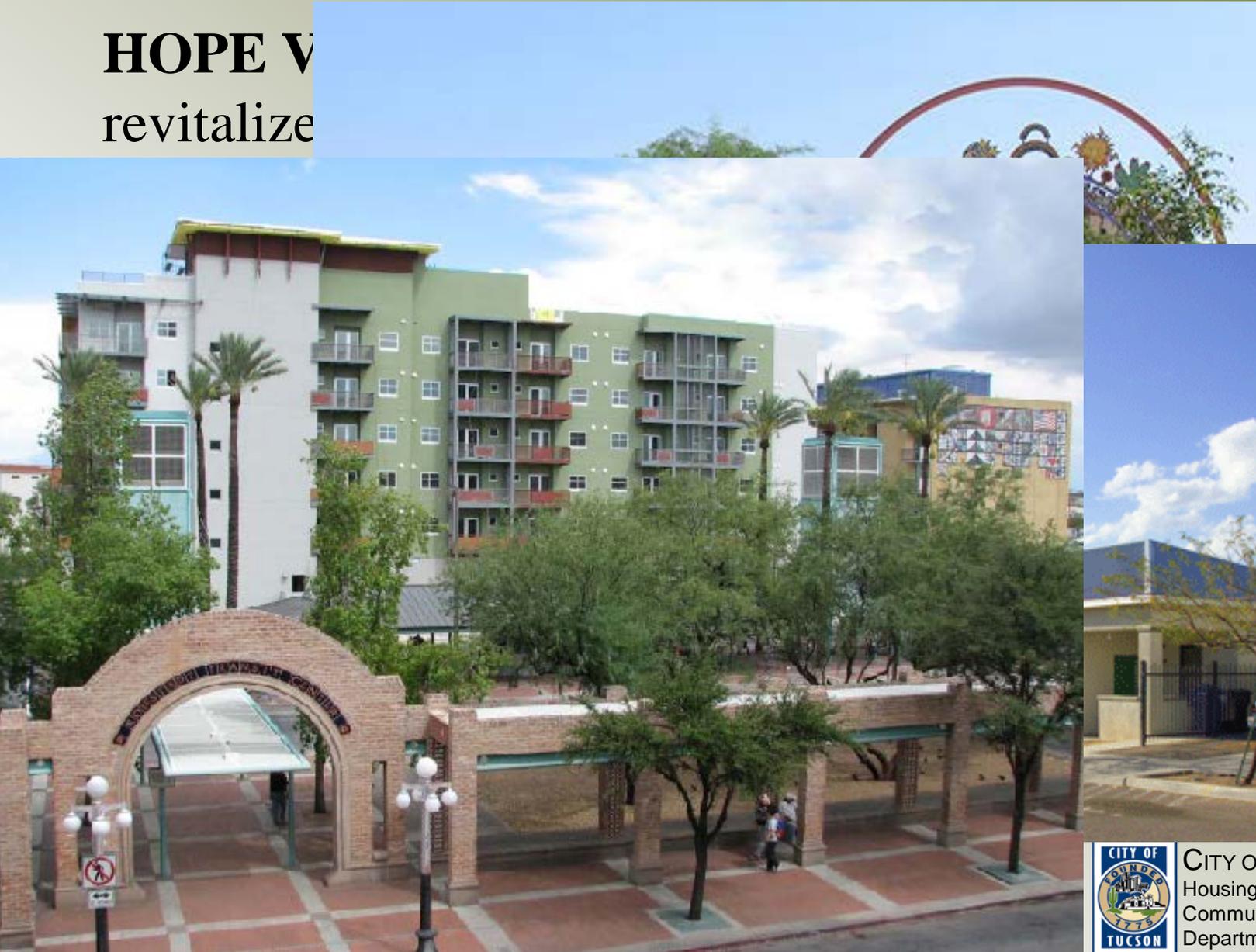


# Redevelopment/Revitalization Activities

**HOPE VI** – HUD’s program to revitalize public housing projects into mixed-income developments.

# Redevelopment/Revitalization Activities

**HOPE V**  
revitalize



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# Redevelopment/Revitalization Activities

## *1999 Rio Nuevo Redevelopment District*

for 5 square miles of  
downtown: different projects  
and attractions to be  
constructed in 15 to 20 years

# Redevelopment/Revitalization Activities



# Redevelopment/Revitalization Tools

Urban Renewal Plan (1965) - (expired)



Pueblo Center Redevelopment Project (1965) - (expired)



Rio Nuevo Redevelopment Project Redevelopment Plan (1979)  
(*Downtown West Component*)



Rio Nuevo Redevelopment Plan (1982)



Rio Nuevo Redevelopment Plan/Planned Area Development (1987)



Tucson Community Center Planned Area Development (1987)

# Redevelopment/Revitalization Tools

## *Redevelopment Plans:*

For the acquisition, clearance, reconstruction, rehabilitation or future use of a redevelopment project area.

- *University Neighborhood (1971)*
- *Rio Nuevo-Downtown West Component (1979)*
- *Southern Pacific Reserve (1979)*
- *Rio Nuevo (1982)*
- *El Centro (1983)*
- *Broadway Proper (1984)*

# Redevelopment/Revitalization Tools

## *Land Use Code Planned Area Developments:*

- *Williams Addition (1981)*
- *La Entrada Redevelopment Plan / PAD (1982)*
- *Gateway Centre (1983)*
- *Rio Nuevo Redevelopment Plan /PAD (1987)*
- *Tucson Community Center (1987)*
- *Starr Pass Resort Hotel (1998)*
- *La Estancia (1999)*
- *Jewish Community Campus (2000)*
- *Menlo Park Mercado District (2004)*
- *UMC North Medical Park (2005)*
- *Civano (2005)*
- *St. Joseph's Hospital (2006)*
- *Los Reales Landfill (2006)*
- *The Bridges (2007)*
- *Tucson Medical Center (2007)*
- *Salpointe Catholic High School (2009)*
- *Kino Health Campus (2009)*
- *Broadway Village (2011)*
- *Casa de los Niños (2011)*

# Redevelopment/Re

## *Land Use Code Planned Area*

- *Williams*
- *La Entrada*
- *Gateway*
- *Rio Nuevo*
- *Tucson C*



*Catholic High  
(2009)*

*High Campus (2009)*

*High Village (2011)*

*High Niños (2011)*



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# Redevelopment/Revitalization Tools

## *Land Use Code Overlay Zones:*

- ***Drachman School (DSO)*** – Assurance of redevelopment of the site with residential care service facility for the elderly, maintain scale compatible with adjacent residential development, and maintenance of historic character.
- ***Rio Nuevo and Downtown (RND)*** – Promotion of public-private partnerships and enliven and revitalize the Downtown.
- ***Downtown Area Infill Incentive District (IID)*** – Encouragement of sustainable infill and addressing of barriers to infill development in the Downtown Area.
- ***Urban Overlay District (UOD)*** – Provision of design guidance to achieve transit-oriented development

# Redevelopment/Revitalization Tools

## *Oracle Area Revitalization Project (2011):*

- Development of employment options
- More services to meet surrounding needs
- Social and recreational opportunities
- Variety of housing options
- Enhancement of historic character
- Improvement of the built environment



# Redevelopment/Revitalization Tools

## *Transportation Projects:*



# Redevelopment/Revitalization Tools

## *Transportation Projects:*

- *Stone Avenue Corridor (2001)*
- *Modern Streetcar (2006)*
- *Downtown Links (2009)*
- *El Paso and Southwestern Greenway (in progress)*
- *Grant Road Corridor (in progress)*
- *Broadway Corridor (in progress)*

# Redevelopment/Revitalization Tools

## *In Progress:*

- ***West University Transition Area (Plan Amendments and Overlay Zone)*** – To allow a multi-modal area with mix of uses that support ridership along the streetcar route. Urban Overlay District would kick-in.
- ***Central Business District*** - Incentives would be available on a competitive basis for targeted infill and economic development projects.

# Challenges & Opportunities

Identified at the May 2011 Stakeholders Orientation meeting:

- *Loss of historic buildings and neighborhoods*
- *Gentrification and displacement*
- *Limited tools for infill and revitalization projects city-wide*
- *Make Tucson a solar power center*
- *Ineffective marketing and communication*
- *Support local businesses*

# Challenges & Opportunities

- *Non-residential buildings nearing end of economic usefulness*
- *Deficient neighborhood infrastructure and aging housing stock*
- *Rio Nuevo delays*
- *Code enforcement and crime prevention efforts to help combat properties in disrepair and crime*
- *Limited assistance to neighborhoods*

# Preliminary Policies

Developed by Plan Tucson's:

- *Environmental Quality Working Group (brownfields)*
- *Historic Preservation Working Group*



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