

Draft for Review

PLAN TUCSON

A colorful mosaic background featuring a cactus and several white flowers. The mosaic is composed of small, irregular tiles in shades of red, orange, yellow, green, and blue. The cactus is depicted in green and blue, and the flowers are white with yellow centers.

CITY OF TUCSON GENERAL PLAN 2013

Presentation to Broadway Boulevard Project Task Force

Thursday, February 7, 2013



CITYWIDE POLICY GUIDANCE FOR THE LONGER TERM

Implementation Framework



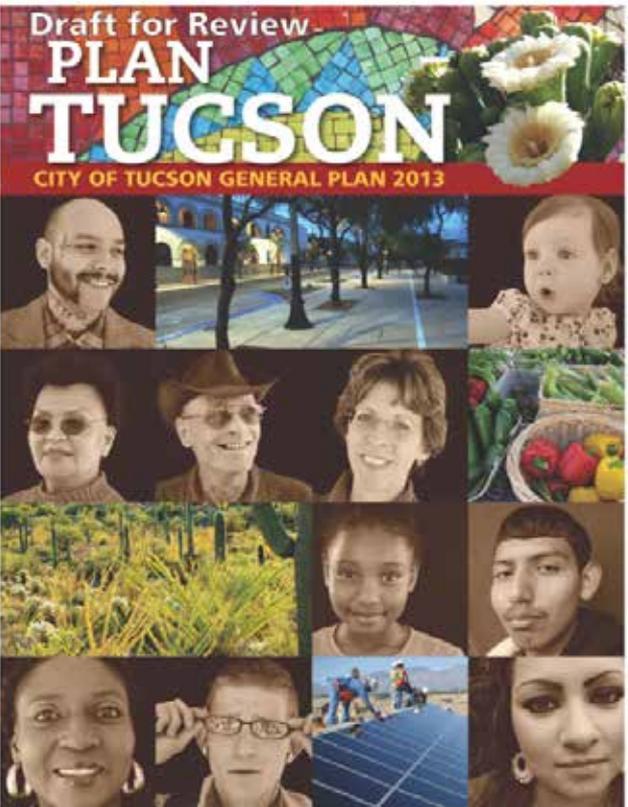
Broadway Notes



- Distinct character**
- Special features**
- Neighborhoods**
- Links across Broadway**
- Aesthetics**
- Public gathering places**
- Noise, light, air quality, traffic**
- Parking**
- Historic preservation**
- Small businesses**

- Housing diversity**
- Affordable housing**
- Mix of uses**
- Scale & intensity**
- Safety**
- Vehicular, transit, bicycle, & pedestrian mobility**
- Landscaping & streetscape design**
- Public participation**
- Agency coordination**





CONTENT

Chapter 1: INTRODUCTION

Chapter 2: TUCSON PLANNING CONTEXT

Chapter 3: FOCUS AREA & POLICIES

The Social & Economic Environment

The Natural Environment

The Built Environment

Chapter 4: IMPLEMENTATION FRAMEWORK

Chapter 5: PLAN ADOPTION, AMENDMENT, & ADMINISTRATION

GLOSSARY

APPENDICES



Plan, Study or Report	Year
Plan for Annexation	2004
Planned Land Use Data Conversion Project	2010
Regional Transportation Authority Plan	2006
Regional Transportation Plan	2010
Rio Nuevo Master Plan, 10-Year Development and Long-Range Vision	2001
Ronstadt Transit Center Transportation and Feasibility Study	2005
Silverbell Road Design Concept Study	In progress
Solar Integration Plan	2009
Sonoran Desert Conservation Plan	2001
Specific Plans (Subregional, Redevelopment, Area and Neighborhood Plans) - years vary, from 1970's to 2009	varies
Stone Avenue Corridor Project	2006
Sustainable Land Use Code Integration Project	In progress
Transit-Oriented Development Handbook	2009
Transportation Access Management Guidelines for the City of Tucson	2003
Tucson Economic Blueprint, Strategic Analysis Report	2006
Tucson Fire Strategic Plan: 2009-2011	2009
Tucson Historic Warehouse Arts District Master Plan	2004
Tucson Modern Streetcar Project	2009
Tucson Post World War II Residential Subdivision Development Report (1945-1973)	2007
Tucson Regional Plan for Bicycling	2009
Tucson Solar Initiative	2009
University of Arizona Comprehensive Campus Plan Update	2009
Update to the Water Plan: 2000-2050	2008
Urban Environmental Accords	2005
Urban Landscape Framework	2008
U.S. Mayor's Climate Protection Agreement	2006
Water and Wastewater Infrastructure, Supply and Planning Study • Phase 1 (2009) & Phase 2 (2009) Final Reports • 2011-2015 Action Plan for Water Sustainability (February 2010)	2009
Water Efficiency: Water Conservation Program Recommendations for Tucson Water's Future	2006

Examples from 2-Page List:

Regional Transportation Authority (RTA) Plan

Regional Transportation Plan

Specific Plans (e.g., Area and Neighborhood Plans)

Urban Landscape Framework

Water and Wastewater Infrastructure, Supply and Planning Study



Shared Values & Visions

Examples of Other Efforts

Town Halls

Community Conversations

Imagine Greater Tucson

- **Good jobs**
- **A strong economy**
- **Quality education**
- **A clean and safe built environment**
- **A protected natural environment**
- **A healthy population**
- **Cohesive and attractive neighborhoods**
- **Access to multiple forms of transportation**
- **A vibrant and diverse cultural life**
- **A sustainable development pattern**
- **A distinctive character for both Tucson & for the region**
- **An efficient, effective, and transparent government**



GOALS

The City strives for:

- 1 A mix of well-maintained, energy-efficient housing options with multi-modal access to basic goods and services.
- 2 A stabilized local economy with opportunities for diversified economic growth supported by high-level, high-quality public infrastructure, facilities, and services.
- 3 A safe community and secure neighborhoods.
- 4 A community whose economic stability and sense of place reflects its commitment to arts and culture and its care for the natural environment.
- 5 A healthy community physically, mentally, and environmentally.
- 6 A sustainable urban food system.
- 7 An educated citizenry.
- 8 Timely, accessible, and inclusive processes to actively engage a diverse community in City policy, program, and project planning.
- 9 A reputation as a national leader in the development and use of locally renewable energy technologies, water conservation, waste diversion and recovery, and other emerging environmentally-sensitive industries.
- 10 Less dependence on carbon-based energy and greater energy independence.
- 11 A community that is resilient and adaptive to climate change.
- 12 Abundant and appropriate use of native plants and trees.



- 13 A network of healthy, natural open space managed for multiple benefits.
- 14 A secure, high quality, reliable, long-term supply of water for humans and the natural environment.
- 15 A comfortable, attractive, and pollution-free environment.
- 16 Sound, efficient, ecological policies and practices in government and in the private sector.
- 17 Well-maintained public facilities and infrastructure that support coordinated cost-effective service delivery for current and future residents.
- 18 A community that respects and integrates historic resources into the built environment and uses them for the advancement of multiple community goals.
- 19 Strategic public and private investments for long-term economic, social, and environmental sustainability.
- 20 An urban form that conserves natural resources, improves and builds on existing public infrastructure and facilities, and provides an interconnected multi-modal transportation system to enhance the mobility of people and goods.





Broadway & the Plan Tucson Goals

GOAL #1 A mix of well-maintained, energy-efficient housing options with multi-modal access to basic goods and services.

GOAL #12 Abundant and appropriate use of native plants and trees.

GOAL #13 A network of healthy, natural open space managed for multiple benefits.

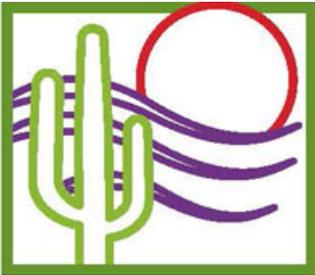
GOAL #18: A community that respects and integrates historic resources into the built environment and uses them for the advancement of multiple community goals.

GOAL #20: An urban form that conserves natural resources, improves and builds on existing public infrastructure and facilities, and provides an interconnected multi-modal transportation system to enhance the mobility of goods and services.



The Social & Economic Environment

Housing ▪ Economic Development ▪ Public Safety ▪ Arts & Culture
Public Health ▪ Urban Agriculture ▪ Education ▪ Governance & Participation



The Natural Environment

Energy & Climate Change ▪ Water Resources
Green Infrastructure ▪ Environmental Quality



The Built Environment

Historic Preservation ▪ Public Infrastructure & Facilities
Redevelopment & Revitalization ▪
Land Use, Transportation, & Urban Design



Examples

HOUSING

Policy H5: Take multiple approaches to reduce housing costs and increase affordability.

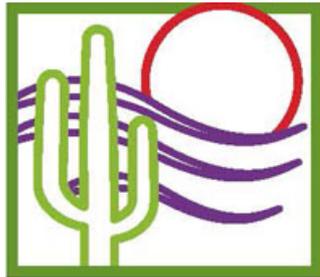
Policy H6: Increase access to housing choice

ECONOMIC DEVELOPMENT

Policy ED4: Foster the retention and growth of local businesses.

Policy ED6: Leverage investment by promoting Tucson's assets that contribute to economic development, including the Modern Streetcar, bus system, historic resources, and neighborhood, cultural diversity and events that celebrate diversity, and institutions of higher learning.





Examples

GREEN INFRASTRUCTURE

Policy GI1: Establish and maintain a healthy, drought-tolerant tree canopy cover to provide ecosystem services, mitigate the urban heat island, and improve the attractiveness of neighborhoods and the City as a whole.

ENVIRONMENTAL QUALITY

Policy GI1: Reduce and mitigate noise in neighborhoods, along roadways, and near industrial and airport zones through enforcement of existing codes, use of noise reducing and mitigating materials and designs, and deliberative decisions regarding compatible land uses and related zoning.





Examples

HISTORIC PRESERVATION

Policy HP8: Integrate historic, archaeological, and cultural resources in project planning, and design when development occurs in historic districts.

REDEVELOPMENT & REVITALIZATION

Policy HP7: Build from existing assets of areas identified for redevelopment and revitalization.





Examples

LAND USE, TRANSPORTATION, & URBAN DESIGN

Policy LT1: Integrate land use, transportation, and urban design to achieve an urban form that supports more effective use of resources, mobility options, more aesthetically-pleasing and active public spaces, and increased sensitivity to historic and natural resources.

Policy LT5: Use the Plan Tucson Opportunity Areas Map As a general guide for determining: (a) development pattern, land use, and transportation concepts, while also considering area and site-specific issues; (b) the general location of development opportunities.





Plan Tucson Opportunity Areas

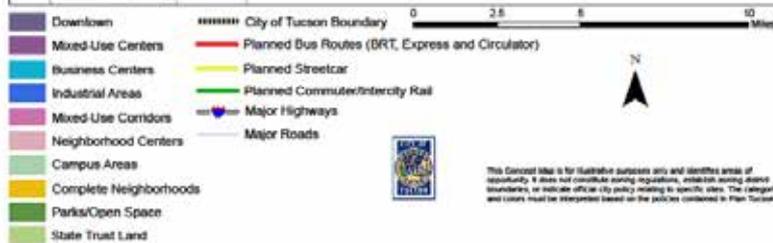
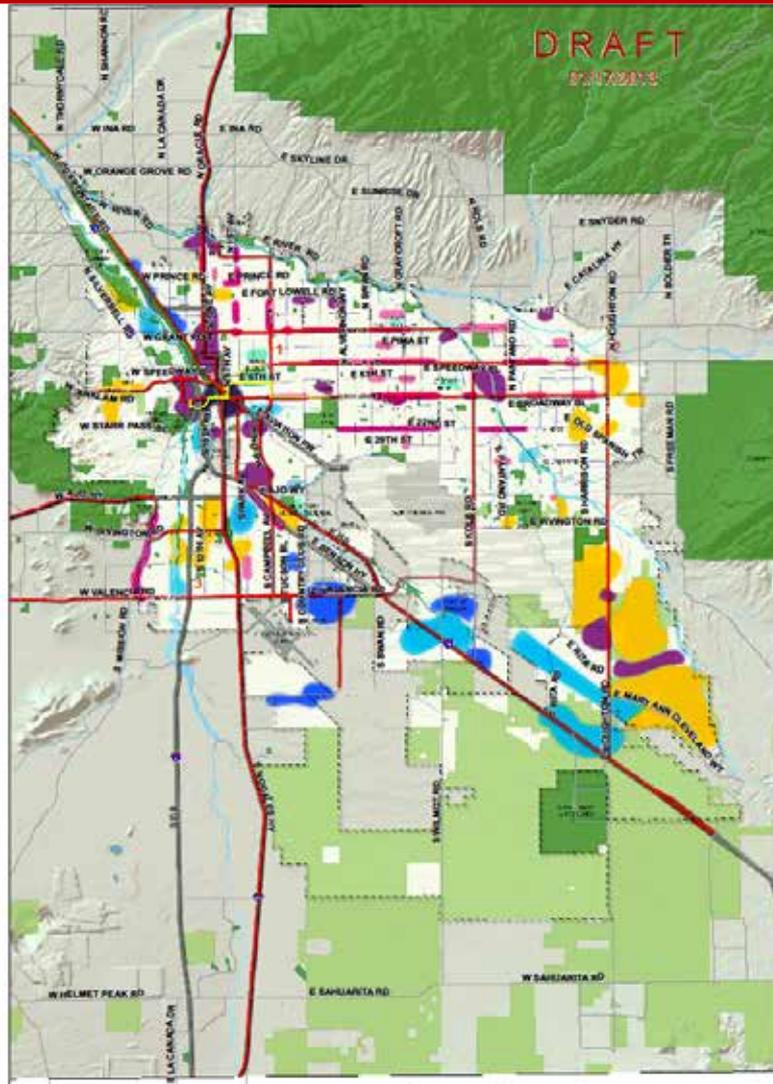
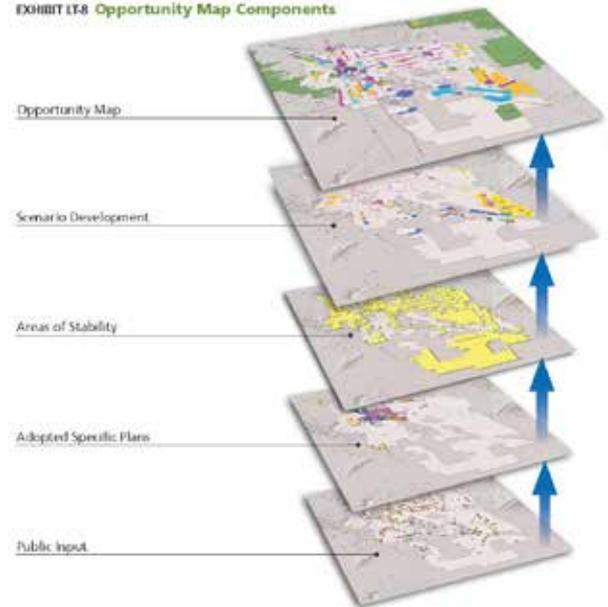


EXHIBIT IT-8 Opportunity Map Components



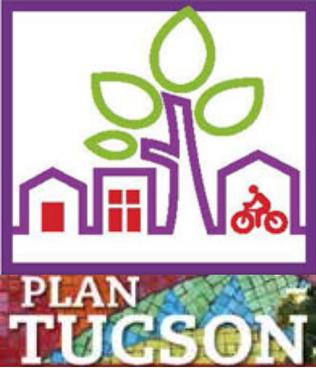
Opportunity Map

Scenario Development

Areas of Stability

Adopted Specific Plans

Public Input



Opportunity Area Building Blocks

- Downtown
- Mixed-Use Centers
- Business Centers
- Industrial Areas
- Mixed-Use Corridors
- Neighborhood Centers
- Campus Areas
- Complete Neighborhoods
- Parks/Open Space

Complete Neighborhoods	Complete neighborhoods are characterized by an urban scale that allows for more regional connectivity, while providing safe and convenient access for all ages and abilities to goods and services needed in daily life. This includes a variety of grocery stores and other commercial services, housing options, public schools, parks and recreational facilities, and transportation choices.
Neighborhood Centers	Neighborhood centers feature a mix of small businesses surrounded by housing and access internally and from nearby neighborhoods by pedestrian and bike-friendly streets and by transit.
Downtown	Downtown Tucson acts not only as a regional employment and administrative center, but also as a major hub for public transit services and connections (light and commuter rail, regional bus, streetcar). It is a vital pedestrian-oriented urban area that provides higher density housing, retail, culture, and entertainment for its residents and those of greater Tucson.
Business Centers	Business centers are major commercial or employment districts that act as major drivers of Tucson's economy. These centers generally contain corporate or multiple use office, industrial, or retail uses. Existing examples in Tucson include the University of Arizona Science and Technology Park, Tucson Mall, and the Tucson International Airport area.
Mixed-Use Centers	Mixed-use centers combine a variety of housing options, retail, services, office, and public gathering places, located close to each other, providing residents and workers of the center and the surrounding neighborhoods with local access to goods and services. Public transit, bicycles and walking will get priority in these areas, although cars will still play an important role. Existing examples in Tucson: Williams Centre, Gateway Centre, and the Bridges.
Mixed-Use Corridors	Mixed-use corridors provide a higher intensity mix of jobs, services, and housing along major streets. The businesses and residences within these corridors will be served by a mix of high-frequency transit options as well as pedestrian and bicycle facilities.
Campus Areas	Campus areas include well-situated large-scale educational, medical, or business facilities. A fully-realized campus area serves the local workforce and student population and includes a range of housing, a variety of retail opportunities, and recreational transit options. Campus areas often accommodate businesses that are the spin-off of academic development opportunities generated by the primary employer. Existing examples include the University of Arizona, Pima Community College, Tucson Medical Center, Saint Joseph's Hospital, Saint Mary's Hospital, and University Physicians Hospital, and the Veterans Affairs Medical Center.
Industrial Areas	Industrial areas are strategically located for efficient handling of intermodal freight movements. These areas support national and international freight movement through Tucson by connecting existing major regional commercial transportation routes, including railway, major highways, and the airports.

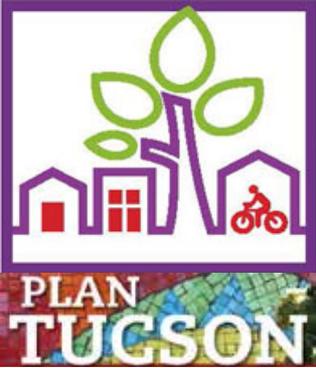




Opportunity Area Considerations

- **PAG 2040 Population & Employment Projections**
- **Areas of stability**
 - ✓ public input
 - ✓ Plan Tucson draft goals & policies
 - ✓ historic districts
 - ✓ adopted specific plans
 - ✓ single family residential zoning
 - ✓ environmental constraints
- **Underutilized & vacant parcels**
- **Availability of existing infrastructure**
- **Clusters of development with significant economic impact**
- **Public input**
- **Balanced Housing Model**



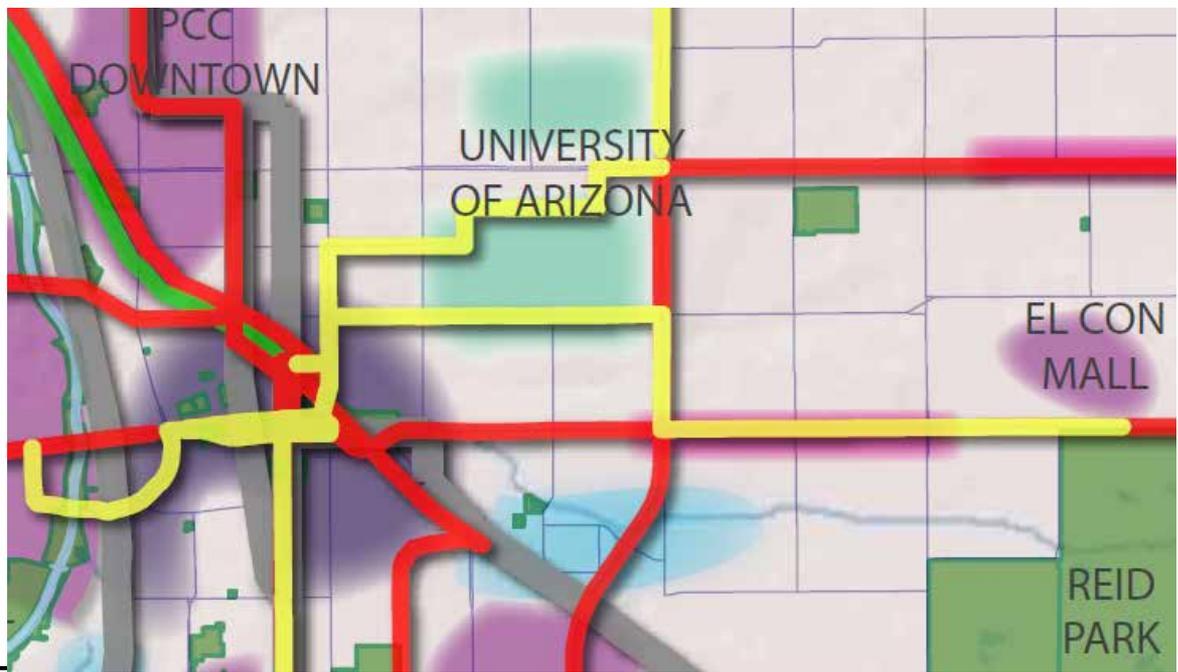


Balanced Housing Model

Exhibit LT-7 Future Housing Need by Housing Type



Opportunity Areas Map



Opportunity Areas:

- Downtown
- Mixed-Use Centers
- Business Centers
- Industrial Areas
- Mixed-Use Corridors
- Neighborhood Centers
- Campus Areas
- Complete Neighborhoods

- Areas of Stability
- Parks/Open Space
- City of Tucson Boundary
- Major Highways
- Major Roads

From 2040 Regional Transportation Plan:

- Planned Bus Routes (BRT, Express and Circulator)
- Planned Streetcar
- Planned Commuter/Intercity Rail



Building Blocks & Broadway Corridor

MIXED-USE CORRIDORS

Mixed-use corridors provide a higher-intensity Mix of jobs, services, and housing along major streets. The businesses and residences within These corridors will be served by a mix of high-Frequency transit options as well as pedestrian and bicycle facilities.



Planning Commission Public Hearings:

Wednesday, Feb. 13, 6:00 p.m.

Abrams Building Meeting Room
Pima County Health Department,
3950 South Country Club Road

Wednesday, Feb. 27, 6:00 p.m.

Mayor and Council Chambers
City Hall
225 West Alameda Road



PLAN TUCSON

