

Main Gate Discussion Materials



April 11, 2012

Mayor and Council Action

- **June 28, 2011** – M/C initiates land use plan amendment for West University Transition Area
- **December 5, 2011** –M/C initiates rezoning to Urban Overlay District or UOD (Main Gate District - MGD)
- **December 13, 2011** - M/C adopts plan amendment for transit-oriented development in Transition Area
- **February 28, 2012**– M/C adopts MGD rezoning ordinance
- **April 3, 2012** – M/C delays effective date for portion of MGD affecting Euclid Ave historic bungalows and west side of Tyndall Ave. *Request Zoning Examiner recommendation by May 8, 2012.*



February 9, 2012

Main Gate District Goals

- Create an urban neighborhood with multi-modal options
- Design by using the best practices and for pedestrian comfort
- Encourage a mix of uses
- Encourage preservation and restoration of historic buildings whenever possible
- Create a streamlined development process for transit-oriented development.



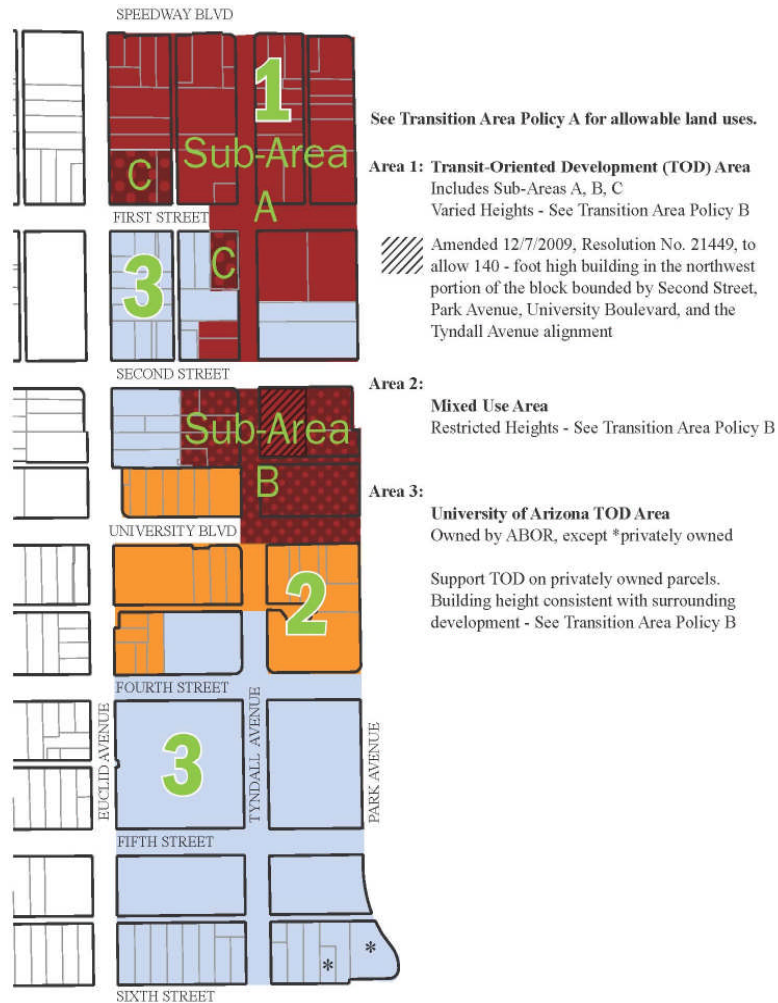
MGD Portion - Discussion Area



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Transition Area Land Use Designations – Adopted Dec 13, 2011

MAP 3 TRANSITION AREA LAND USE DESIGNATIONS



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West University Neighborhood Plan Transition Area Building Height Policy

West University Neighborhood Plan

MAP 4A BUILDING and MASSING View from Speedway/Euclid, looking southeast

Numbers refer to stories. Massing boundaries are approximate.
*2009 Plan Amendment, 140' building height allowed.



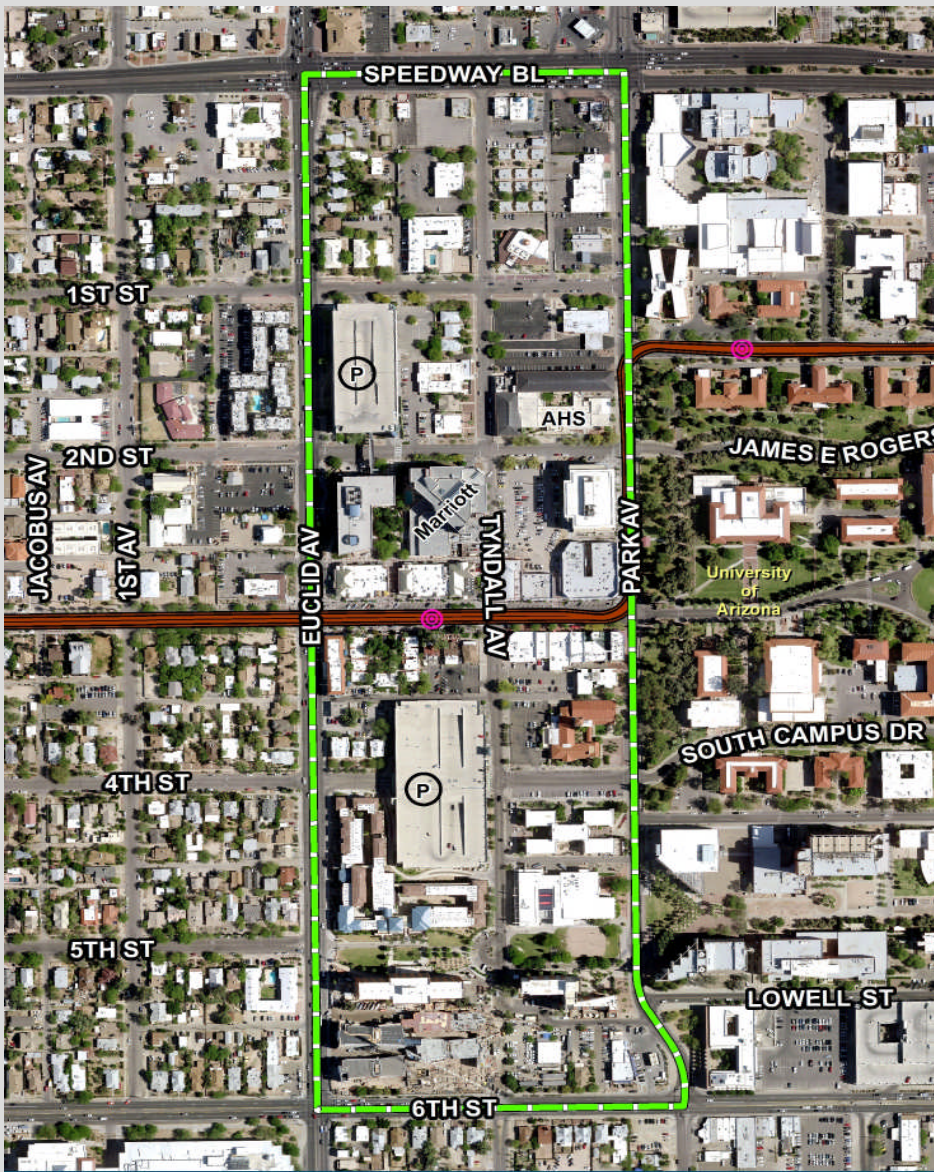
Modern Street Car Line

Sub Area A
Sub Area B
Sub Area C

NE Corner of Euclid Ave and 4th Street

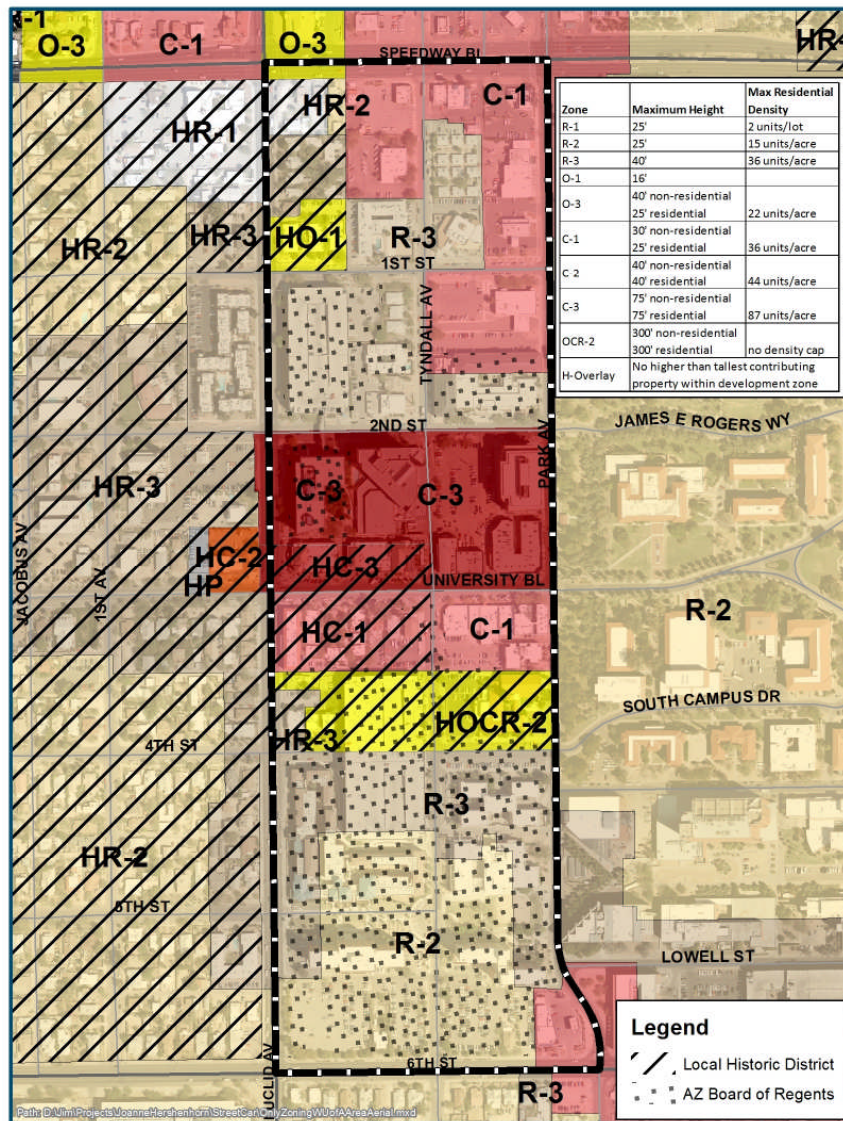
Main Gate District

- East - UA on east,
- West - West University historic Neighborhood on west
- Center - University Blvd commercial area
- Center - Marriott Hotel, two parking garages, Arizona Hist. Society Museum
- Southeast corner - UA student housing on 6th St.
- North - Small business Speedway/Park area



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Current Zoning



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Historic Preservation and the Main Gate District



- Restored building using the MGD has several incentives
- May use non-residential uses
- Have flexible development standards
- Reduced development review fees
- New development retains historic overlay designation
- An enhanced HPZ demolition process with more public input



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Transit-Oriented Uses

Plan amendment encourages transit-oriented uses.

Examples:

Theater

Micro breweries

Multi-family

Office

Retail

Multi-Use

Lodging

Educational uses

Administrative and professional offices

Instructional school

Merchandise sales



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Key Issues

- **Demolitions**

- Allow to be reviewed with UOD option
- Must go through a rezoning and no UOD option
- Compromise option?

- **Height Profile**

- Approved by MC
- WUNA proposal
- Compromise option?

- **Historic Adjacency**

- Historic commission recommendation - 25% bulk reduction
- Tyndall Ave Property owners concern on development limitations
- Compromise option?



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Building Height Profile



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MAP 4A BUILDING and MASSING

View from Speedway/Euclid, looking southeast

Numbers refer to stories. Massing boundaries are approximate.

*2009 Plan Amendment, 140' building height allowed.



-  Modern Street Car Line
-  Area 1
-  Sub Area A
-  Sub Area B
-  Sub Area C
-  Area 2
-  NE Corner of Euclid Ave and 4th Street

Building Massing Plan - Adopted December 13, 2011

Looking southeast
from Speedway Blvd.



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MGD Building Height Map



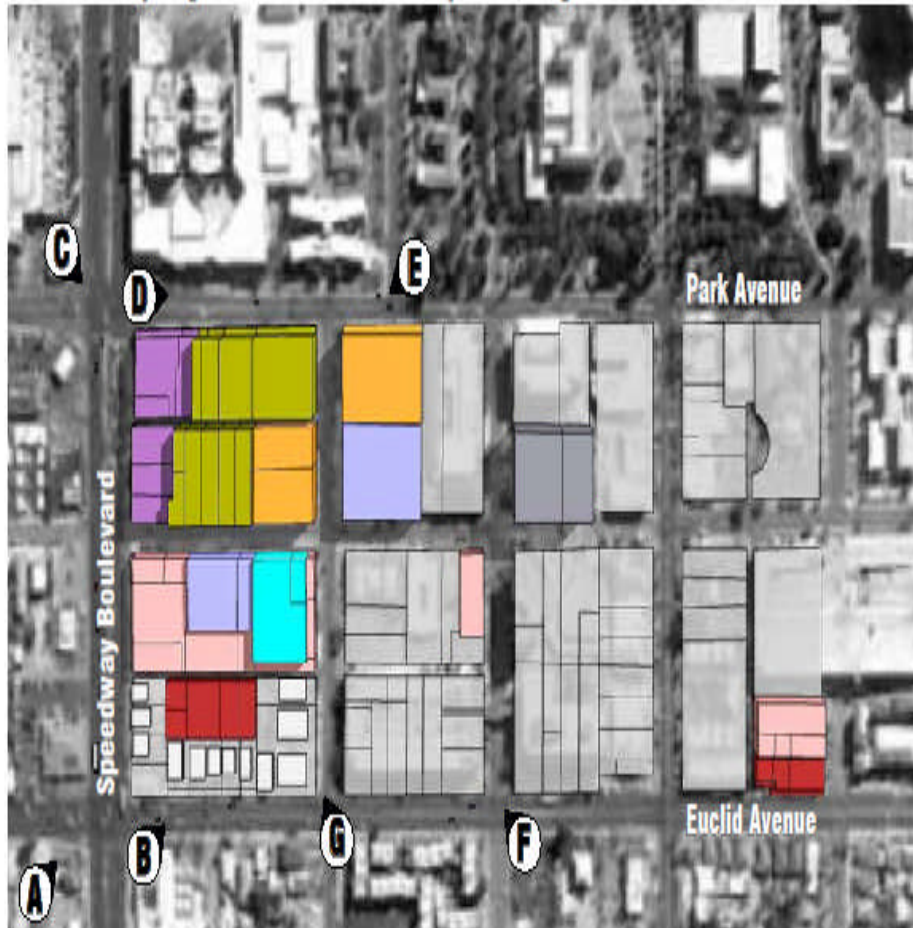
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West University Neighborhood Association Height Profile Proposal

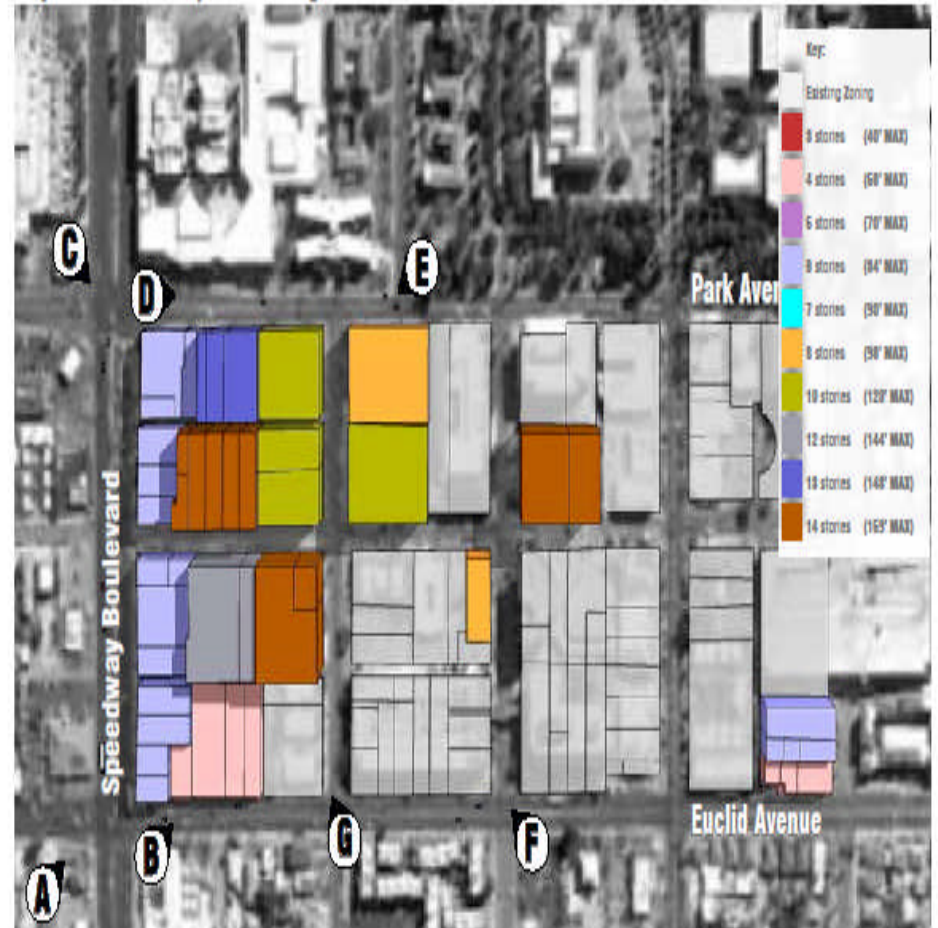
WUNA on the LEFT

City of Tucson on the RIGHT

West University Neighborhood Association . Proposed Zoning



City of Tucson . Proposed Zoning



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MGD and HPZ Demolition Process



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Zoning Examiner Hearings

January 26

- **Historic Advisory Board**
- **Historic Commission**
- **Design Review Committee**
- **Mayor and Council**

February 9

- **Historic Advisory Board**
- **Historic Commission**
- **Design Review Committee**
- **Neighborhood Meeting**
- **Zoning Examiner**
- **Mayor and Council**



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Compare MGD Option and Rezoning

MGD Option - Demolitions can use the MGD option

- Requires M/C HPZ Demolition approval;
- Notice all of WUNA p. owners;
- Requires a UOD review fee;
- No rezoning site analysis required;
- Requires M/C Replacement plan approval;
- Requires ZE hearing;
- Requires M/C hearing;
- Can limit or deny height request;
- **No** rezoning ordinance.

Rezoning - Demolitions cannot use the MGD option

- Requires MC HPZ Demolition approval;
- No Notice all WUNA p. owners;
- Requires a rezoning review fee;
- Requires a rezoning site analysis;
- Requires M/C Replacement plan approval;
- Requires ZE hearing;
- Requires M/C hearing;
- Can limit or deny height request;
- **Requires** rezoning ordinance.



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Historic and Street Adjacency Standards



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Main Gate District Massing

Height & Mass Transition



Total Building Stories and Height not to exceed:

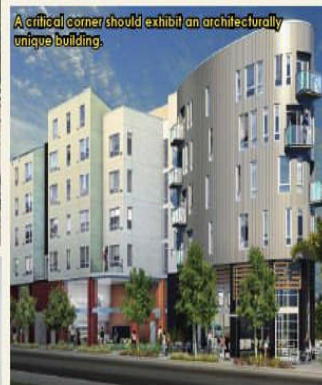
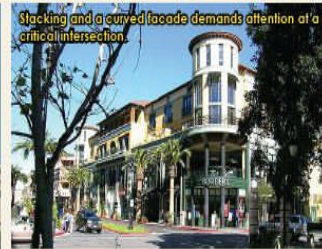
- See Section C-18 (Historic Preservation)
- 6 stories, not to exceed 84 feet (* See Section C-18 Historic Preservation)
- 8 stories, not to exceed 96 feet
- 10 stories, not to exceed 120 feet
- 12 stories, not to exceed 144 feet
- 13 stories, not to exceed 148 feet
- 14 stories, not to exceed 159 feet

MGD Citations Regarding Street and Historic Adjacency

- Above 26' of Buildings – At least 25% of street frontage façade must be set back 12'.
- Euclid Ave – Above 26' of Building must stair step a minimum of 12' along 75% of street frontage length.
- Non-contributing building next to contributing structure – Compatible architecture and PDSD director may require at least 25% of the length of the façade above 26' of building to set back 12'.



Street Corners



- Street corners can become elements that add architectural value as they create areas for passive and active recreational uses.
- Properties on street corners require more set backs above 26' than a mid-street property.
- Best practices option may be available.



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Facts

- **Plan amendment and overlay rezoning adopted with 7-0 and 6-1 vote respectively.**
- **Mayor and Council requested a recommendation on the Discussion Area by the Zoning Examiner.**
- **Stakeholders have an opportunity to influence the Zoning Examiner's recommendation.**
- **On May 8th, the ZE will make a recommendation and Mayor and Council will take action on this item.**



Potential Outcome of Stakeholder Meetings

- **Influence Zoning Examiner's recommendation with recommendations that most people in this room would say is fair to all the stakeholders.**



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Euclid Bungalow Area Questions

- **What are the advantages and disadvantages of**
 - Allowing the MGD option for demolitions
 - Requiring a rezoning and prohibit use of MGD options for demolition?
 - Is there a compromise solution for recommendation to the zoning examiner?



Adjacency of Multi-story Buildings

- **What are the advantages and disadvantages of**
 - Requiring multi-story setbacks next to contributing structures
 - Allowing flexibility in addressing setbacks of multi-story buildings next to contributing structures?
 - Allowing greater flexibility for buildings addressing bulk reduction on street corners?
 - Is there a compromise solution for recommendation to the zoning examiner?



Building Height Profile in Discussion Area

- **What are the advantages and disadvantages of**
 - Allowing the height profile to remain the same
 - Requiring a change to the height profile using the West University Neighborhood Association proposal?
 - Is there a compromise solution for recommendation to the zoning examiner?



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