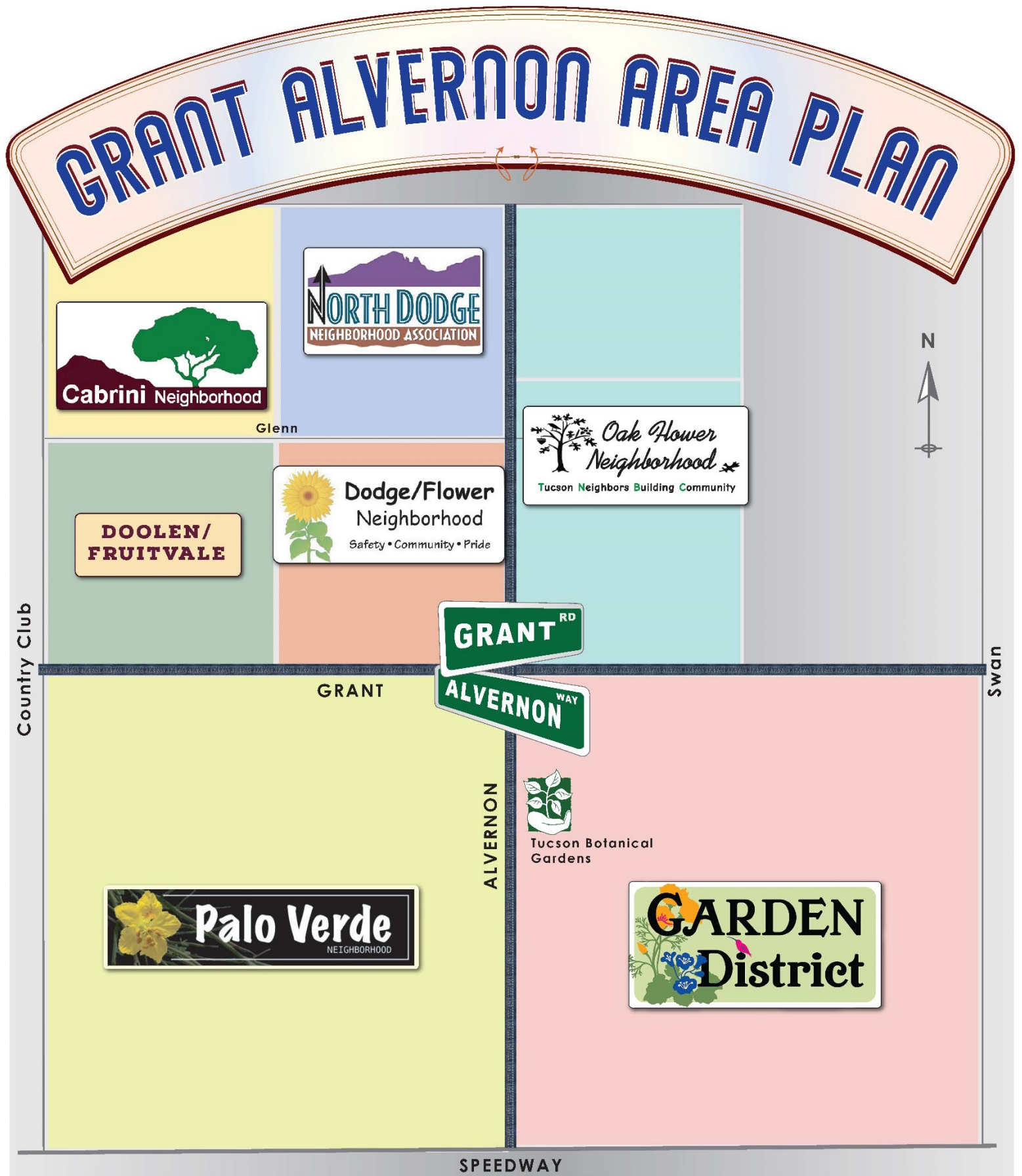




Updated Plan Adopted by Mayor and Council, August 6, 2025
Resolution 23960

Original Plan adopted by Mayor and Council, September 27, 1999
Resolution 1839

Prepared by the City of Tucson Planning and Development Services Department
Cover Design by Linda Victoria
Adopted by the Mayor and Council on August 6, 2025

MAYOR AND COUNCIL

Regina Romero, Mayor		
Lane Santa Cruz	Kevin Dahl	Rocque Perez
Paul Cunningham	Nikki Lee	Karin Uhlich

PLANNING COMMISSION

Chris Ortiz y Pino (Chair)		
Valerie Lane	Tim Kinney (Vice-Chair)	Kylie Walzak
Tom Lampo	Bill Small	Lexy Wellott
Jason Makansi	Patricia Schwartz	Abreeza Zegeer
Jay Young		

CITY MANAGER

Timothy Thomure, P.E.

GRANT-ALVERNON AREA PLAN UPDATE COMMITTEE

Vicki France (Palo Verde), Chair	Ronni Kotwica (Palo Verde), Chair
----------------------------------	-----------------------------------

Dodge/ Flower
Gretchen Ronnow

Doolen/Fruitvale
Hal Von Bohnhoff
Helen Garfinkle

Garden District
Meg Johnson
Anna Marie Patti
Lois Pawlak
Kris Yarter

**North Dodge and
Cabrini**
Fran Garcia

Oak Flower
Travis Teetor
Dave Templin

Palo Verde
Bryn Bailer
Candi Filipek
Steve Poe

**Tucson Botanical
Gardens**
Michelle Conklin
Ellen Wheeler

PLANNING DEPARTMENT

Koren Manning, Interim Director	
Daniel Bursuck, Planning Administrator	John Beall, Entitlements Section Manager
Carver Struve, Principal Planner	Matt Berube, GIS Lead Planner
Rebecca Ruopp, Principal Planner	Tristan Black, Contract Support
Blake Young, Contract Support	Matt Klyszeiko, Contract Support
Ines Galmiche, Contract Support	

GRANT-ALVERNON AREA PLAN

**CITY OF TUCSON
PLANNING DEPARTMENT**

August 6, 2025

Este documento se publica solo en inglés. Para solicitar asistencia en la traducción de este documento, las personas de habla hispana pueden comunicarse con el Departamento de Servicios de Planificación y Desarrollo llamando al (520) 791-5550, o visitando sus oficinas ubicadas en 201 N Stone Avenue, Tucson, AZ 85701.

Adopted by Mayor and Council – September 27, 1999, Resolution 18396

Amended November 13, 2000, Resolution 18770

Amended June 14, 2004, Resolution 19849

Amended March 20, 2007, Resolution 20609

Amended November 13, 2007, Resolution 20819

Amended September 9, 2009, Resolution 21381

Amended December 19, 2017, Resolution 22846

Updated August 6, 2025, Resolution 23960

Adopted by Mayor and Council on September 27, 1999, Resolution No. 18396

Planning Commission Public Hearing on August 4, 1999

Amended by Mayor and Council on November 13, 2000, Resolution No. 18770

Planning Commission Public Hearing on October 4, 2000

Amended future land use map designations for two parcels at the southwest corner of Alvernon and Fairmount, from office and high-density residential uses to residentially scaled office, residentially scaled neighborhood commercial and high-density residential uses. Also amended Office and Commercial Land Use Policies section to add Subarea 2, the Alvernon/Fairmount Amendment area, which includes a background, intent statement, and policies 1-3.

Amended by Mayor and Council on June 14, 2004, Resolution No. 19849

Planning Commission Public Hearing on May 5, 2004

Amended future land use map designations for two parcels east of Tucson Botanical Gardens (TBG), one north and one south of the TBG eastward extension that fronts on Sycamore, from single-family residential uses to public uses, specifically to allow office, research and storage uses. Also amended Subarea 1 Tucson Botanical Gardens map and added Subarea 1 policies 2.d. through 2.i.

Amended by Mayor and Council on March 20, 2007, Resolution No. 20609

Planning Commission Public Hearing on January 18, 2007

Amended future land use map to allow commercial uses, in addition to the office and residential uses already allowed, on two parcels at the northeast corner of Alvernon Way and Lee Street.

Amended by Mayor and Council on November 13, 2007, Resolution No. 20819

Planning Commission Public Hearing on September 19, 2007

Amended future land use map to support office and high-density residential uses on several parcels (almost 7 acres total) on the south side of Fort Lowell Road, east of Alvernon Way (east of the Sycamore Avenue alignment). Prior to the amendment, high-density residential uses were supported along the Fort Lowell Road frontage only, and low- to medium-density residential uses were supported on the rest of the site.

Amended by Mayor and Council on September 9, 2009, Resolution No. 21381

Planning Commission Public Hearing on July 1, 2009

Amended future land use map to support office and high-density residential uses on 1.3 acres on the south side of Fort Lowell Road, about 1200 feet east of Alvernon Way (west of Barrio Centro residential subdivision). Prior to the amendment, high-density residential uses were supported along the Fort Lowell Road frontage only, and low- to medium-density residential uses were supported on the rest of the site.

Amended by Mayor and Council on December 19, 2017, Resolution 22846

Planning Commission Public Hearing on October 11, 2017

Amended future land use map to support commercial, office, and high-density residential uses on 7.92 acres located approximately 700 feet east of the Alvernon way/Fort Lowell Road intersection.

Updated by Mayor and Council on August 6, 2025, Resolution 23960

Planning Commission Public Hearing on June 4, 2025.

Conducted an overall review of and update to the Plan, including updates to demographic data, the Existing Zoning, Community Assets, Flood Risk, and land use policies.

GRANT-ALVERNON AREA PLAN

TABLE OF CONTENTS

TABLE OF CONTENTS.....	1
Table of Figures	3
I. INTRODUCTION	5
Purpose	5
Vision.....	5
Adjacent Area & Neighborhood Plans and Relevant Documents	5
Alvernon Broadway Area Plan	5
Arcadia-Alamo Area Plan	5
Blenman Vista Neighborhood Plan.....	6
Cragin-Keeling Area Plan	6
Grant Road Community Character & Vitality Corridor Vision.....	6
Grant Road Investment District (GRID)	6
Northside Area Plan	6
Neighborhood Associations.....	6
Plan Development and Adoption.....	9
Plan Implementation.....	9
II. NEIGHBORHOOD OVERVIEW	10
A. Planning Area.....	10
Existing Land Use	10
General Land Use Background	10
Transportation and Infrastructure.....	10
Existing Zoning.....	11
B. Community Assets.....	14
III. LAND USE AND DEVELOPMENT POLICIES	18
A. Goals for the Grant-Alvernon Planning Area	19
B. General Land Use Policies.....	20
General Land Use Policy Intent Statement	26
Residential Land Use Background.....	26
Residential Land Use Intent Statement	26
Office and Commercial Land Use Background	27
Office and Commercial Land Use Intent Statement	28
Industrial Land Use Policies	30
Industrial Land Use Intent Statement.....	30
Public/Semi-Public Land Use Policies.....	30
Public/Semi-Public Land Use Intent Statement.....	31
Mixed-Use Land Use Policies.....	32
Mixed-Use Land Use Intent Statement	32
C. Subarea 1, Tucson Botanical Gardens	33



Tucson Botanical Gardens Policies Background	33
Tucson Botanical Gardens Intent Statement	33
D. Subarea 2, Office and Commercial Land Use	33
Office and Commercial Land Use Background	36
Office and Commercial Land Use Intent Statement	36
IV. COMMUNITY POLICIES	37
A. Housing Policies	37
Housing Background.....	37
Housing Intent Statement	37
B. Neighborhood Conservation/Enhancement Policies.....	38
Neighborhood Conservation/Enhancement Background	38
Neighborhood Conservation/Enhancement Intent Statement	38
V. DESIGN GUIDELINES	39
Design Background	39
Design Intent Statement	39
A. General Site Design:	39
B. Crime Prevention Through Environmental Design (CPTED).....	41
Territoriality / Territorial Control Concept	41
Connectivity /Social Cohesion/ Community Culture Concept	41
Access Control Concept.....	41
Natural Surveillance Concept.....	42
Threshold Capacity Concept	42
C. Freestanding Walls.....	43
D. Parking and Outdoor Storage.....	44
E. Landscaping	44
VI. TRANSPORTATION POLICIES	45
Transportation Policies Background	45
Transportaion Intent Statement	45
VII. STORMWATER MANAGEMENT AND FLOOD CONTROL POLICIES.....	47
Stormwater Management and Flood Control Policies Background.....	47
Stormwater Management and Flood Control Intent Statement.....	48
A. Sheet Flow	49
B. Flood Hazard Study	49
VIII. DEFINITIONS	52
IX. PLAN ADMINISTRATION GUIDELINES	55
Plan Administration Background.....	55
Plan Administration Intent Statement	55
APPENDIX I. GRANT - ALVERNON AREA HISTORY	56
Cabrini Neighborhood.....	56
Dodge/Flower Neighborhood.....	56
Doolen/Fruitvale Neighborhood	57
North Dodge Neighborhood And Oak -Flower Neighborhood	57



Garden District Neighborhood	58
Palo Verde Neighborhood.....	59
APPENDIX II. COMMUNITY ASSETS LIST	62
Cabrini Neighborhood.....	62
North Dodge Neighborhood.....	63
Doolen/Fruitvale Neighborhood	64
Dodge/Flower Neighborhood.....	65
Oak Flower Neighborhood.....	66
Palo Verde Neighborhood.....	67
Garden District Neighborhood	73

Table of Figures

Figure 1. Regional Context.....	4
Figure 2. Surrounding Neighborhood and Area Plans.....	7
Figure 3. Neighborhood Associations.....	8
Figure 4. GAAP Planning Area Wards.....	11
Figure 5. Grant-Alvernon Area - Existing Zoning.....	13
Figure 6. Grant-Alvernon Community Assets	15
Figure 7. Grant-Alvernon Community Assets Continued	17
Figure 8. Oak Flower - Future Land Use Concept Map	21
Figure 9. Cabrini, North Dodge, Doolen/Fruitvale, and Dodge/Flower - Future Land Use Concept Map.....	22
Figure 10. Garden District - Future Land Use Concept Map	23
Figure 11. Palo Verde - Future Land Use Concept Map	24
Figure 12. Sub-Area 1 - Tucson Botanical Gardens - Future Land Use Concept Map	35
Figure 13. Sub-Area 2 - Future Land Uses	36
Figure 14. Flood Risks.....	48



Figure 1. Regional Context



I. INTRODUCTION

Purpose

The purpose of the Grant-Alvernon Area Plan (GAAP) is to help realize the following vision by providing policy direction and guidelines for development occurring within the Grant-Alvernon Area. The planning area encompasses approximately three and one-half square miles within the central portion of the City of Tucson. It is bounded by Speedway Boulevard on the south, Fort Lowell Road and Grant Road on the north, Swan Road and Columbus Boulevard on the east, and Country Club Road on the west.

Vision

The vision for the Grant-Alvernon Area is a community that works together to:

1. Create and maintain safe, attractive neighborhoods with a diverse population of invested residents and property owners;
2. Facilitate multi-modal access to basic goods and services, green spaces, schools, healthcare, food, and businesses/institutions to support and contribute to healthy, fulfilling lifestyles for residents;
3. Ensure that buildings and businesses will be complementary to the current scale and character of neighborhood development;
4. Protect and enhance the residential nature of the area, as well as preserve single-family properties providing a sense of community and attracting multigenerational, engaged, long-term residents;
5. Increase stability and quality of life in our neighborhoods with a mix of well-maintained, energy efficient, and affordable housing recognizing the importance of home ownership to neighborhood stability;
6. Foster a community that is healthy physically, mentally, and economically;
7. Inspire a sense of place reflecting the community's commitment to arts and culture and its care for the natural environment, sustainability, and climate resiliency.

Adjacent Area & Neighborhood Plans and Relevant Documents

The Grant-Alvernon Area is surrounded by recognized adopted area and neighborhood plans and other adopted planning documents. These all serve to guide development in the Grant Road area, especially along the Grant Road Corridor. Figure 2 shows the adjoining area and neighborhood plans.

Alvernon-Broadway Area Plan

The planning area for the Alvernon-Broadway Area Plan covers approximately three square miles of land bounded by Speedway Boulevard to the north, Broadway Boulevard and 22nd Street to the south, Swan Road to the East, and Alvernon Way and Country Club Road on the west. The predominant land use in the planning area is low-density, single-family residential that is located within the interior of neighborhoods with commercial and office along its corridors.

Arcadia-Alamo Area Plan

The Arcadia-Alamo planning area is bounded by Speedway Boulevard, Wilmot Road, Pima Street, and Alamo Wash. The planning area is characterized by a mix of single-family and multi-family residential along with commercial uses. The Tucson Medical Center area located at the northwest corner of Craycroft and Grant Roads and the adjacent medical offices create a dominant feature of medical uses with the area.

Blenman Vista Neighborhood Plan

The Blenman Vista Neighborhood Plan encompasses the square mile area bounded by Speedway Boulevard on the south, Campbell Avenue on the west, Grant Road on the north, and Country Club Road on the east. Two distinct neighborhoods, Catalina Vista and Blenman Elm, are represented within the planning area. These were developed at different times and are characterized by different street patterns, types of residential uses, lot sizes, and lot configurations.

Cragin-Keeling Area Plan

The Cragin-Keeling Area generally consists of low to medium-density residential uses located within the interior of neighborhoods and office/commercial/high-density residential uses located along the major streets.

Grant Road Community Character & Vitality Corridor Vision

This document addresses Grant Road through the Grant-Alvernon Area; from Oracle Road to Swan Road. This Plan outlines the vision for the Grant Road Improvement Project. The goals, policies, and guidelines of the GAAP align with the Grant Road Corridor's vision and support improvements along the roadway.

Grant Road Investment District (GRID)

The GRID is an overlay zone, which is a regulatory tool that creates a special zoning district placed over the existing zoning. This special zoning district establishes provisions in addition to the existing zoning to allow for development flexibility and site-specific solutions to redevelopment. The first Urban Overlay District referred to as GRID, was created by Ordinance 11581 in September of 2018. The boundaries were along Grant Road from 14th Avenue east to Park Avenue. There will be a new overlay district created for the remaining Grant Road Expansion Phases 3-6. These overlays should be tailored to the goals and policies of this Area Plan for the area from Country Club Road to Swan Road.

Northside Area Plan

The Northside Area, which stretches along the south bank of Rillito Creek, contains a wide range of land uses and residential densities. Urban development along the southern portion of the area and along sections of major streets contrasts with suburban and rural development or vacant land within some neighborhoods and close to Rillito Creek. Small horse farms and the University of Arizona Campus Agricultural Center add an agricultural flavor to this area.

Neighborhood Associations

Within the GAAP planning area, there are seven Neighborhood Associations that are registered with the City of Tucson: Cabrini, North Dodge, Doolen/Fruitvale, Dodge/Flower, Oak Flower, Palo Verde, and Garden District. Neighborhood Associations are voluntary organizations that seek to build community through hosting events and sharing information. Neighborhood Associations also represent and advocate for their neighborhoods at the City and County level, providing grassroots, neighborhood input. Homeowners, renters, and businesses are all welcome to participate at no cost. Neighborhood Associations differ from Homeowners Associations (HOAs), which create and enforce rules for the association properties and residents (at a cost) and only allow homeowners to be members.

Figure 2. Surrounding Neighborhood and Area Plans

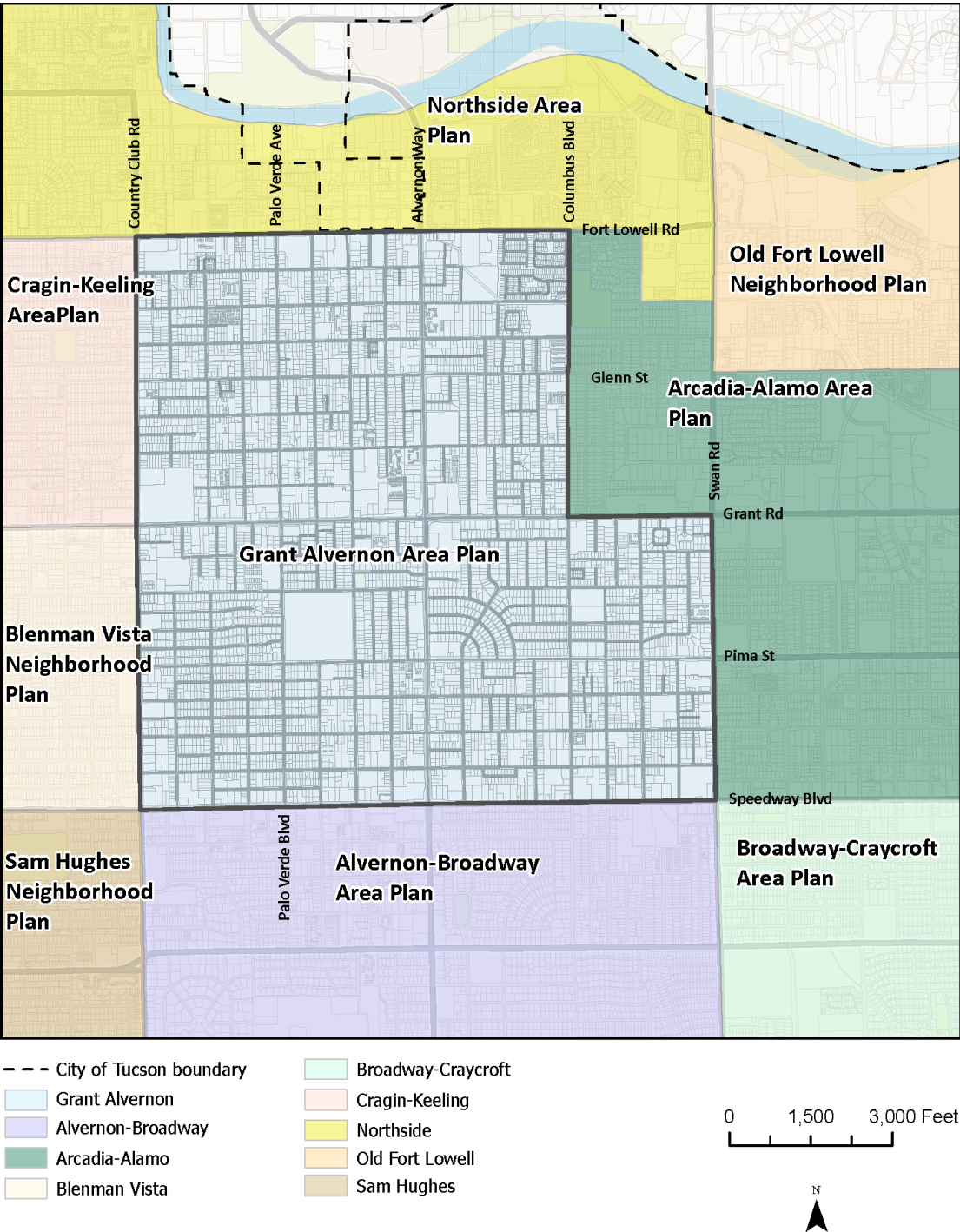
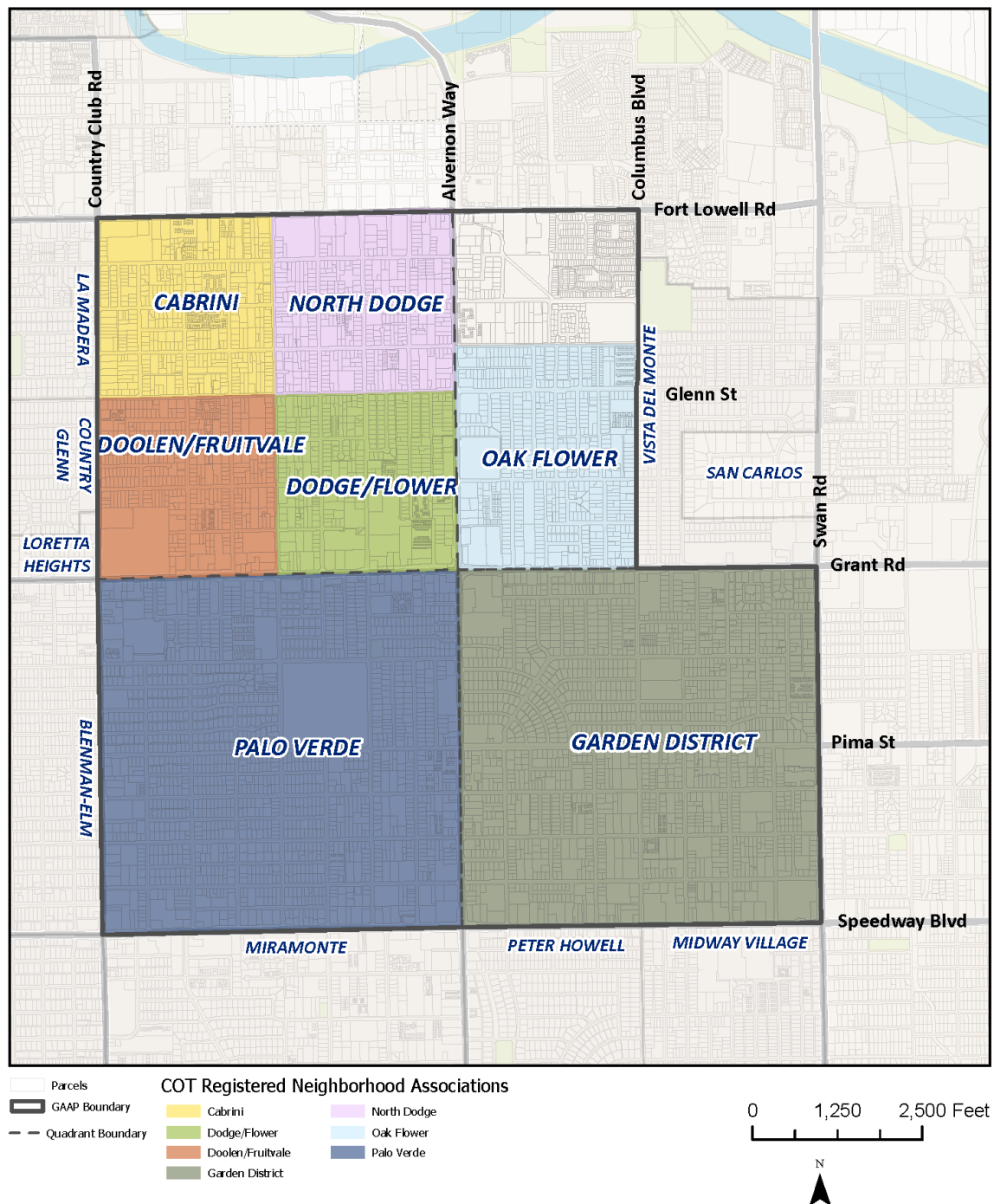


Figure 3. Neighborhood Associations



Plan Development and Adoption

The GAAP was first adopted by the Mayor and Council on September 27, 1999. In 2019, Neighborhood Association leadership and residents concerned about the impact of the Regional Transportation Authority (RTA) Grant Road Improvement Project, which will widen Grant Road, and potentially increase urbanization of residential areas, decided to update the GAAP. A GAAP Update Committee was formed comprised of representatives of the area's seven neighborhoods. For over six years, since 2019, the Committee held meetings, conducted community surveys, and led discussions to determine what goals from the 1999 plan were met, to identify current issues and concerns, and to revise or create new goals and policies with assistance from the City of Tucson Planning and Development Services Department (PDSD). Once the GAAP Update was completed, it was made available to area neighborhoods for public review and final revisions before submitting the updated GAAP to PSDS for formal review, followed by public hearings with Planning Commission and Mayor and Council and ultimately adoption by Mayor and Council.

Plan Implementation

The policies and recommendations in the GAAP are implemented through rezonings, new zoning regulations adopted by ordinance, public works projects (including road, sewer, and other public facilities improvements), and public real property acquisition. The following is a summary of key areas of GAAP application by the City:

1. Applications for rezoning are initially reviewed for compliance with both land use and design guidelines established by the GAAP. If the requested rezoning does not comply with land use policies or does not demonstrate mitigation of negative impacts through application of the design guidelines or other techniques, the need for an amendment to the GAAP is determined by the Planning Director before the rezoning process can be initiated. Per the Unified Development Code (UDC), applications for an amendment to Area and Neighborhood Plans may not be submitted within two years from GAAP adoption (UDC 3.6.6.C) or one year from the time of an amendment to the subject property (UDC 3.6.11).
2. If the requested rezoning complies with GAAP policies, the rezoning is processed through general agency review. As part of this evaluation, staff may recommend rezoning conditions that may modify the requested use or design of the project.
3. GAAP policies are used to review development plans and subdivision plats related to rezoning requests. This review process is coordinated by the City Design Development Review Committee (CDRC).
4. GAAP policies are used in evaluations of rezonings, Flexible Lot Development (FLD) subdivisions, Planned Area Developments (PAD), special exception land uses, and other land use actions.
5. GAAP policies are used in staff review of requests to vacate City property.
6. GAAP policies are used to establish and guide the design of capital improvement projects.
7. GAAP policies are used in formulation of staff's position on variance requests from the Unified Development Code (UDC).

II. NEIGHBORHOOD OVERVIEW

A. Planning Area

The Grant-Alvernon Area is located within the central portion of the City of Tucson. The GAAP covers approximately three- and one-half square miles of land bounded by Speedway Boulevard on the south, Fort Lowell Road and Grant Road on the north, Swan Road and Columbus Boulevard on the east, and Country Club Road on the west. The area includes parts of both Ward III and Ward VI, as shown on the *GAAP Planning Area Wards* map. The following lists the neighborhoods located in each ward.

Ward III

- Cabrini
- North Dodge
- Doolen/Fruitvale
- Dodge/Flower

Ward VI

- Oak Flower
- Palo Verde
- Garden District

Existing Land Use

The predominant land use is single-family residential located within the interior of neighborhoods and mixed medium- to high-density residential along many of the major streets. Office, commercial, and high-density residential land uses are primarily located along arterial streets.

General Land Use Background

In the Grant-Alvernon Area, the predominant land uses are single and multi-family residential; streets, medians, and alleys/easements; and commercial uses. Offices, commercial, and high-density residential land uses are primarily located along the major streets. Major commercial streets are Speedway Boulevard, Grant Road, Country Club Road, Alvernon Way, Swan Road, and Fort Lowell Road.

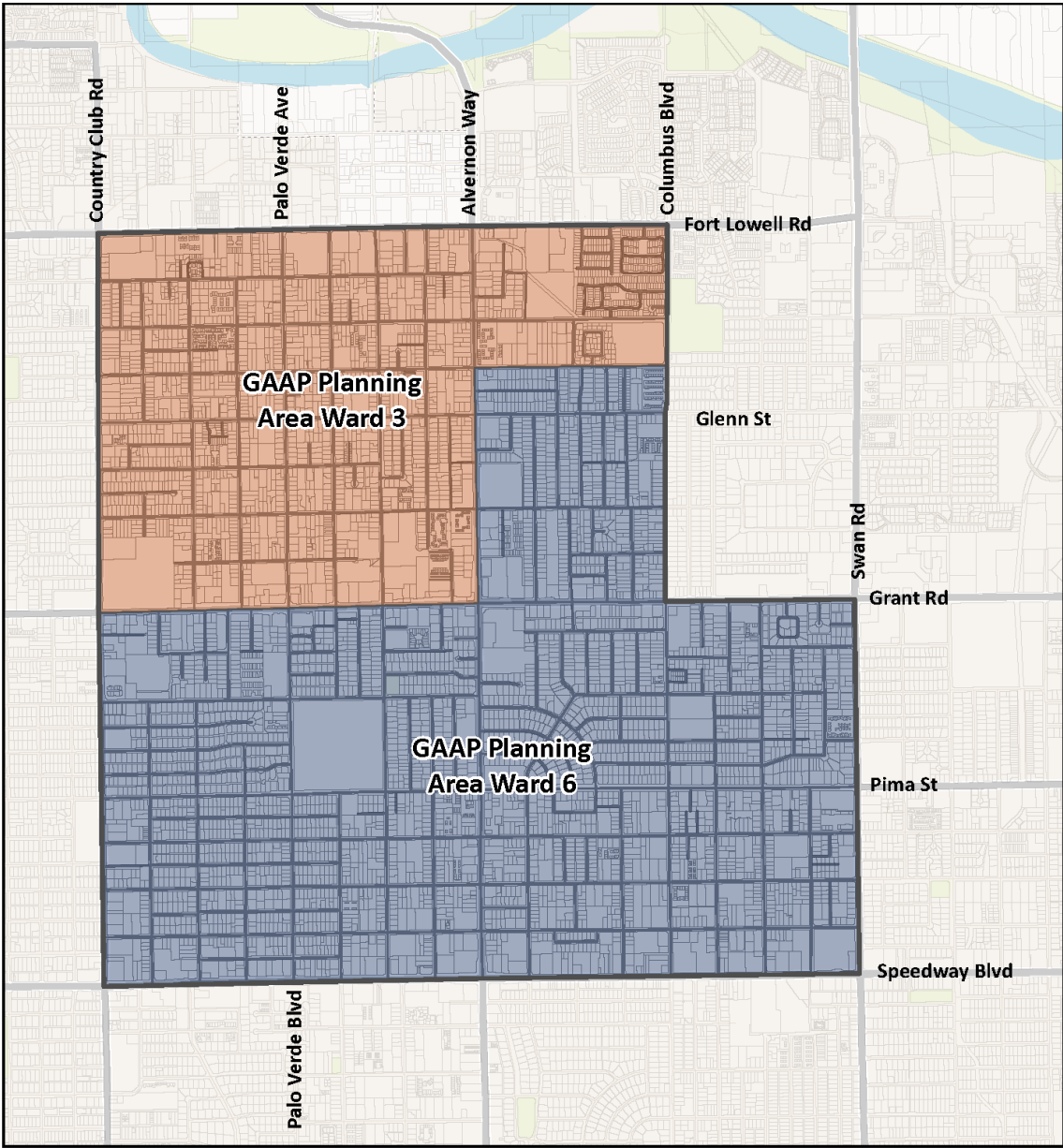
There are approximately 2,234 acres in the planning area. At the beginning of 2025, approximately 98 percent of the total acreage in the area was developed. Of developed land area, residential uses accounted for 60 percent (1,339 acres); streets, medians and alleys/easement, drainageways and washes accounted for 21 percent (474 acres); commercial/office uses accounted for 13 percent (283 acres); vacant land accounted for 2 percent (44 acres); and institutional uses accounted for 3 percent (76 acres). The remaining land was divided among uses such as utility installations (2 acres) and industrial uses (16 acres).

Transportation and Infrastructure

Significant public investment is occurring in transportation and infrastructure within and around the Grant-Alvernon Area. With the continued development of the Grant Road Improvement Project, which is part of the 2015 Grant Road Community Character & Vitality Corridor Vision, this investment is expected to continue and increase over the coming years and will be facilitated by the expansion of the Grant Road Investment District Urban Overlay Zone along Grant Road. This will allow for flexible development that further contributes to community character. This project is providing drainage improvements, as well as bike, pedestrian, and transit facility design, and roadway condition and safety enhancements including indirect left turns. These numerous improvements will have a direct impact on businesses and development, as well as traffic and safety.



Figure 4. GAAP Planning Area Wards



- GAAP Planning Area Ward 3
- GAAP Planning Area Ward 6
- GAAP Planning Area

0 1,250 2,500 Feet

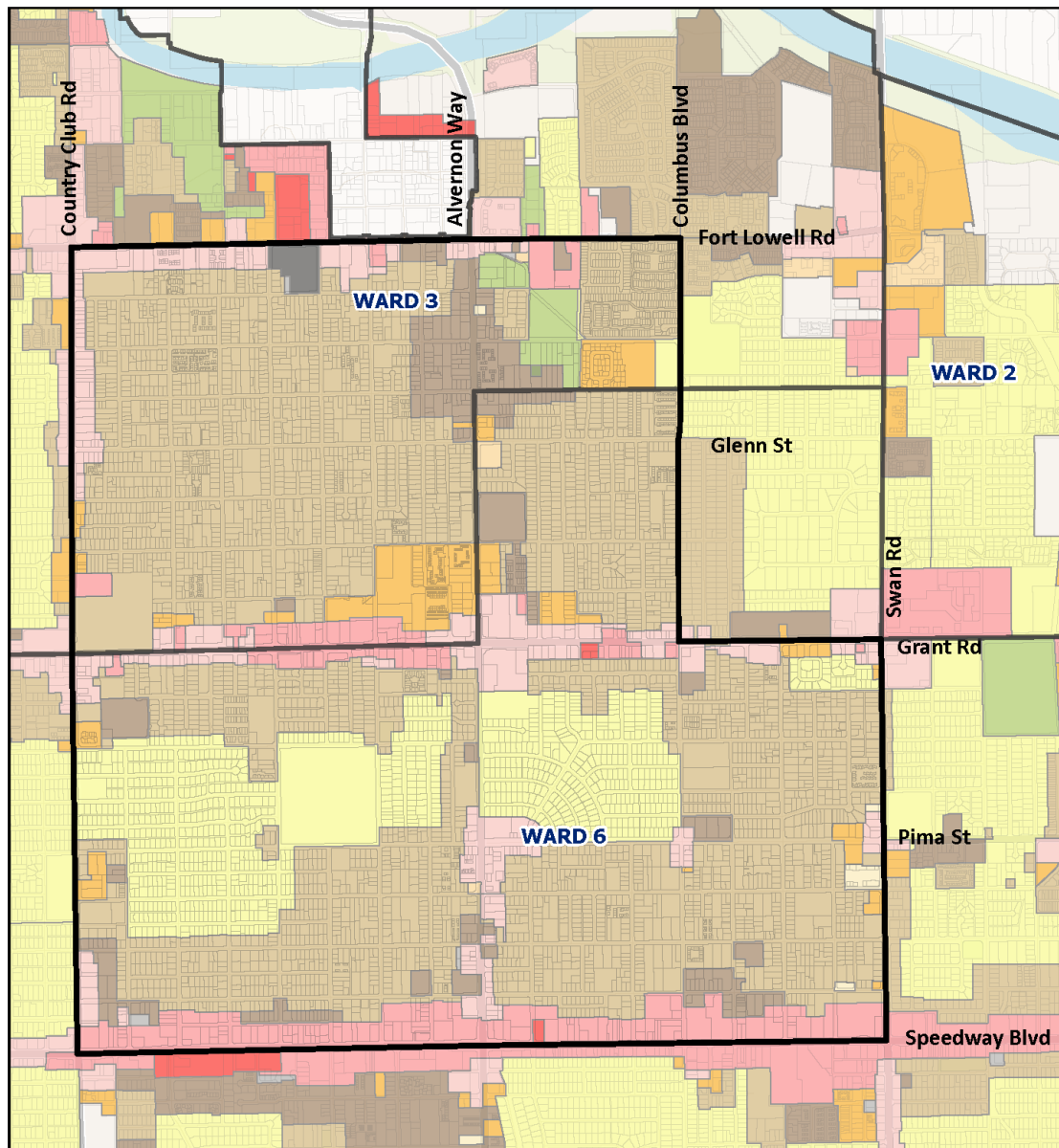


Existing Zoning

Existing zoning within the planning area consists mainly of commercial districts along the exterior corridors, and residential districts within the interior. Some parts of the planning area also contain office districts that serve as a transition between commercial and residential zones. Commercial zones are generally more intense along Speedway Boulevard and sections of Grant Road. There are primarily residential zones along Columbus Boulevard and Swan Road, with a mix of commercial and residential districts on County Club Road. Approximately one-quarter of the residentially zoned land in the planning area is zoned R-1, while the remainder is zoned R-2 with some limited R-3 zoned areas.



Figure 5. Grant-Alvernon Area - Existing Zoning



Grant-Alvernon Area Current Zoning



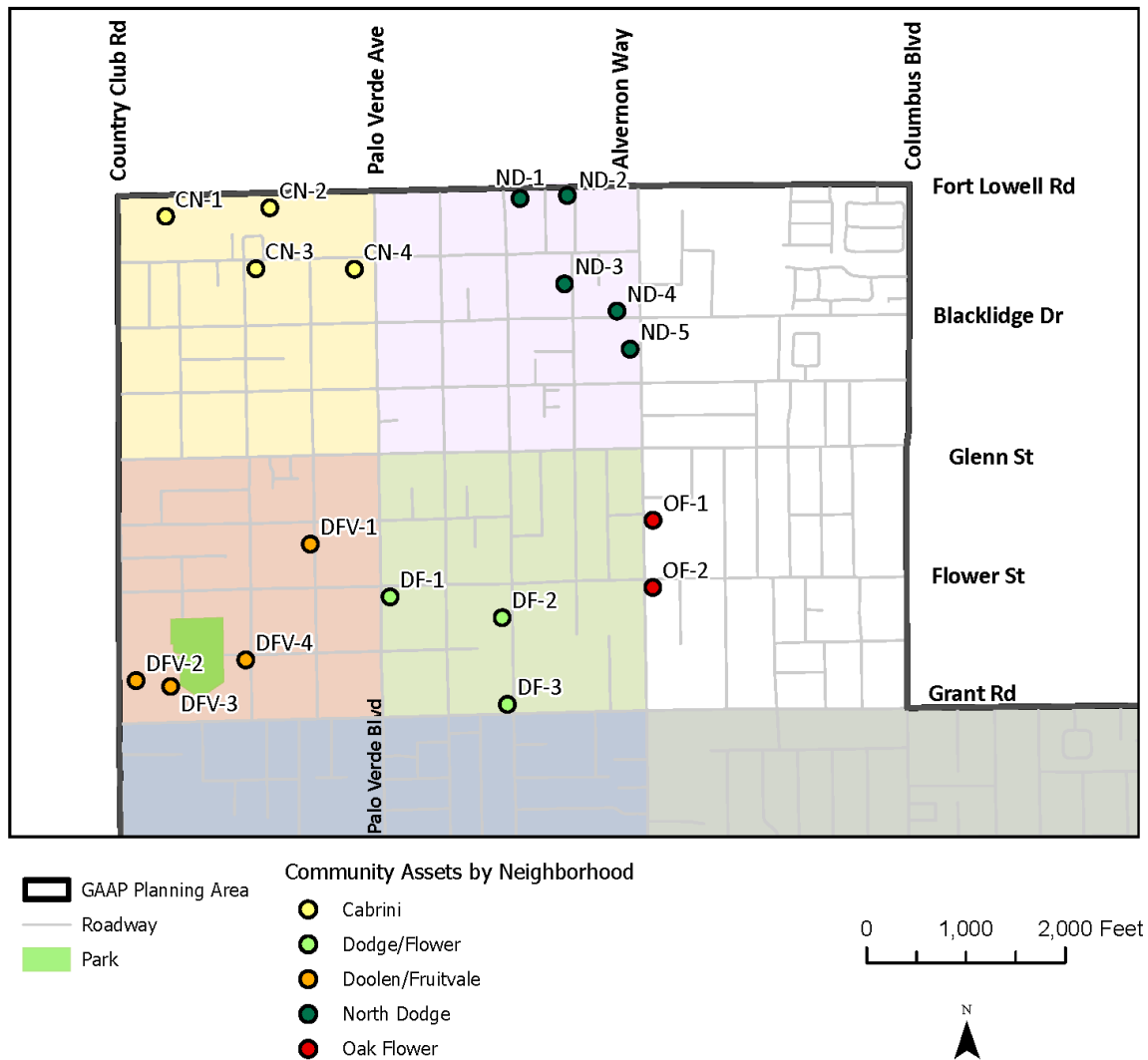
B. Community Assets

The GAAP approach is to enhance the quality of life and safety of the surrounding residents and guide future growth. The Grant-Alvernon Area is fortunate to have numerous assets. Prime among these are its central location in the heart of midtown Tucson and its proximity to the University of Arizona, Pima College, Martha Cooper Library, Downtown, and plentiful amenities. These amenities include public and private schools, churches, shopping, restaurants, health care, other services, and the internationally celebrated Tucson Botanical Gardens. The area is also recognized for its diversity of homes and people, mature trees and vegetation, affordable housing, and equitable opportunities for easy transit, pedestrian and bicycle travel, as well as convenient, direct vehicle access to points across the city.

In Appendix I, the neighborhood community assets are listed with their address and a brief description of each. They are just a few of the key assets important to the health and vitality of the Grant-Alvernon Area and the entire community of Tucson. The assets are also mapped in Figures 6 and 7 below.



Figure 6. Grant-Alvernon Community Assets



List of Mapped Community Assets

Cabrini Neighborhood

- CN-1 Connections Vineyard Church
- CN-2 Live Theater Workshop
- CN-3 St. Frances Cabrini – Our Lady of Lavang Catholic Parish
- CN-4 Presidio Community Garden

Dodge/Flower Neighborhood

- DF-1 Lighthouse Church International
- DF-2 Plaza Arboleda: Rescue Wellness LLC
- DF-3 El Rio Health

Doolen/Fruitvale Neighborhood

- DFV-1 Sparkman Butterfly Garden
- DFV-2 Doolen Middle School
- DFV-3 Doolen Community Garden at Doolen Middle School
- DFV-4 Frank and Edith Morton Boys and Girls Clubhouse

North Dodge Neighborhood

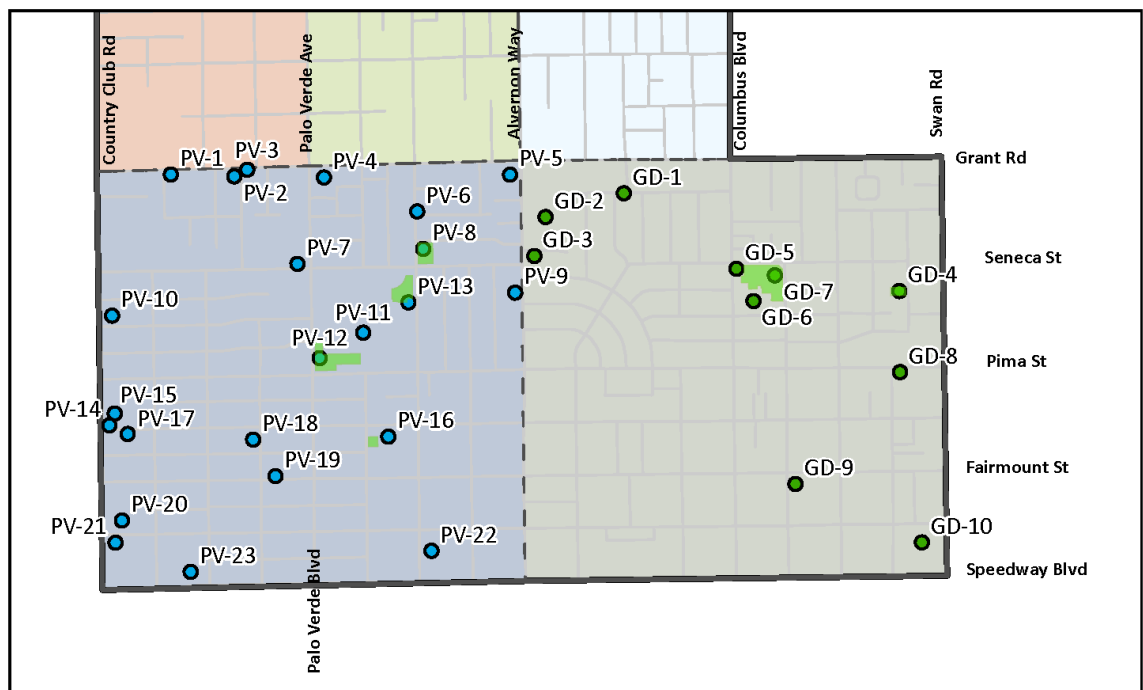
- ND-1 Arizona Blood & Cancer Specialists
- ND-2 Church of Jesus Christ of Latter-Day Saints
- ND-3 Tucson Gem and Mineral Society
- ND-4 Academy Adventures Midtown
- ND-5 Joan McNamara Center: Compass Health Care Inc.

Oak Flower Neighborhood

- OF-1 Our Family Services
- OF-2 Big Brothers, Big Sisters of Southern Arizona



Figure 7. Grant-Alvernon Community Assets



- GAAP Planning Area
- Roadway
- Park
- Quadrant Boundary

Community Assets by Neighborhood

- Garden District
- Palo Verde

0 1,250 2,500 Feet



List of Mapped Community Assets

Garden District

GD-1	Living Faith Christian Center
GD-2	Tucson Botanical Gardens
GD-3	Yume Japanese Gardens of Tucson
GD-4	Garden District's Community Garden and Kha Dang Park (yet to be developed)
GD-5	John B Wright Head Start
GD-6	John B Wright Elementary School
GD-7	John B Wright Park during non-school hours
GD-8	Eastview Church of Christ
GD-9	Martha Cooper Library
GD-10	CODAC Health, Recovery and Wellness

Palo Verde

PV-1	Sonora Environmental Research Institute (Seri)
PV-2	Southern Arizona Association for the Visually Impaired
PV-3	Lutheran Social Services of Southern Arizona
PV-4	Tucson Community Connections
PV-5	Community Medical Services
PV-6	Igelisa Fuente De Vida
PV-7	Book of Life Community Church
PV-8	Seneca Park
PV-9	EBC, Emmanuel Church and Elements Church
PV-10	Christian Faith Fellowship
PV-11	Catalina High School
PV-12	Catalina High School Skate Park and Tennis Courts
PV-13	Catalina High School Tot Park and Pool
PV-14	Southern Arizona Center Against Sexual Assault (SACASA)
PV-15	CODAC Health Recovery and Wellness
PV-16	Richey Retention/Detention Basin
PV-17	TMM Family Services
PV-18	Khalsa Montessori School: Camden Campus
PV-19	PVNA Pocket Park
PV-20	Helping Ourselves Pursue Enrichment (Hope)
PV-21	AmeriSchools Academy
PV-22	Watershed Management Group (WMG)
PV-23	The Loft Cinema



III. LAND USE AND DEVELOPMENT POLICIES

C. Goals for the Grant-Alvernon Planning Area

The goals provide broad direction as a framework for the GAAP. The goals are referred to by City staff and other GAAP users to better understand the overall context of the more specific policies and which help inform the development of the planning area and Grant Road Corridor. If there is a question of how a policy should be applied, goal statements assist staff in resolving the conflict and making a final interpretation. The goals of the GAAP are to:

1. Preserve, protect and enhance the character and quality of life of established neighborhoods and residents;
2. Maintain and identify suitable areas for residential, commercial and industrial development to complement adjacent land uses and enhance residential areas while preserving existing residential neighborhoods and uses.
3. Enhance the quality of life and safety of neighborhoods, while maintaining cultural, generational, and economic diversity;
4. Promote a greater sense of community through the establishment, registration and participation of Neighborhood Associations;
5. Encourage developers to communicate with area Neighborhood Associations and residents and to design development which respects and bolsters the vision of the area;
6. Encourage the City to work with Neighborhood Associations to provide increased recreational opportunities and green spaces, particularly in areas currently lacking;
7. Encourage safe, accessible, and efficient multi-modal circulation systems throughout the community;
8. Encourage an improved visual appearance of the area through the planting of additional native drought-tolerant urban forest with multi-layered plant landscaping and through the inclusion of art as part of public and private developments;
9. Support commercial revitalization that promotes sustainability, stability, and enhancement;
10. Allow for higher density residential development along the perimeter arterial and collector streets while protecting already established residential development within neighborhood interiors;
11. Increase the stability of single-family development and increase homeownership in low and higher density development, including market rate and affordable housing;
12. Encourage safe, well-maintained, and affordable housing and neighborhoods that support multi-generational uses;
13. Encourage site design that reduces storm water runoff, limits negative impacts of sheet flows, and utilizes low-impact development strategies to enhance stormwater retention;



14. Promote public awareness and education of potential flooding hazards to community property owners and residents to ensure safety;
15. Encourage urban design that is climate appropriate, honors the desires of residents and the cultural diversity of the community, and fits into the context of the established Grant-Alvernon Area neighborhoods and businesses.

D. General Land Use Policies

The General Land Use Policies provide land use guidance that is relevant for all types of development. These policies are intended to be used in conjunction with Design Guidelines and with the other categories of Land Use Policies, including Residential, Office and Commercial, Industrial, and Public/Semi-Public. See Subarea 1, Tucson Botanical Gardens, and Subarea 2, Office and Commercial Use for further details.

Amended Nov. 13, 2000, Resolution No. 18770; see Office and Commercial Land Use Policies, Subarea 2 Map.



Figure 8. Oak Flower - Future Land Use Concept Map



Figure 9. Cabrini, North Dodge, Doolen/Fruitvale, and Dodge/Flower - Future Land Use Concept Map

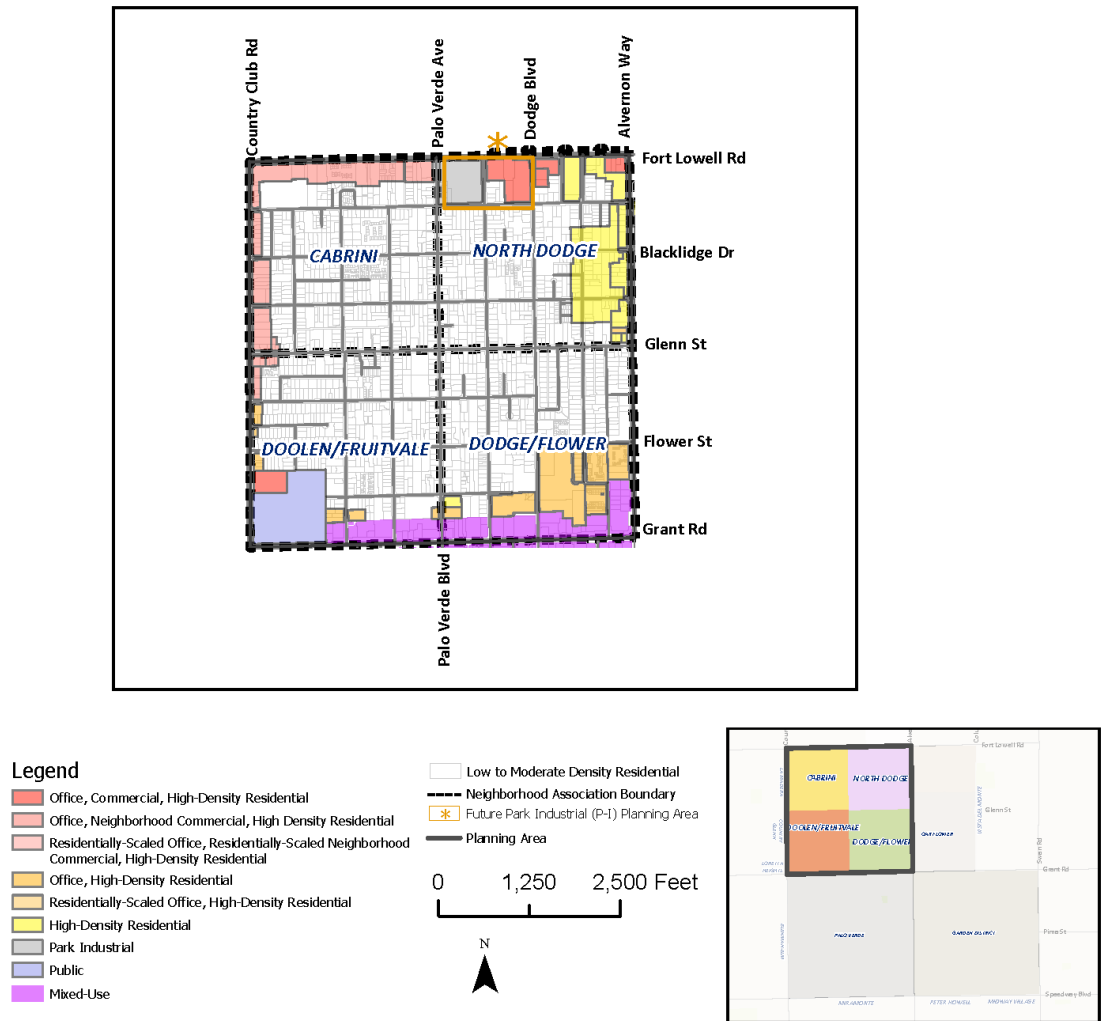
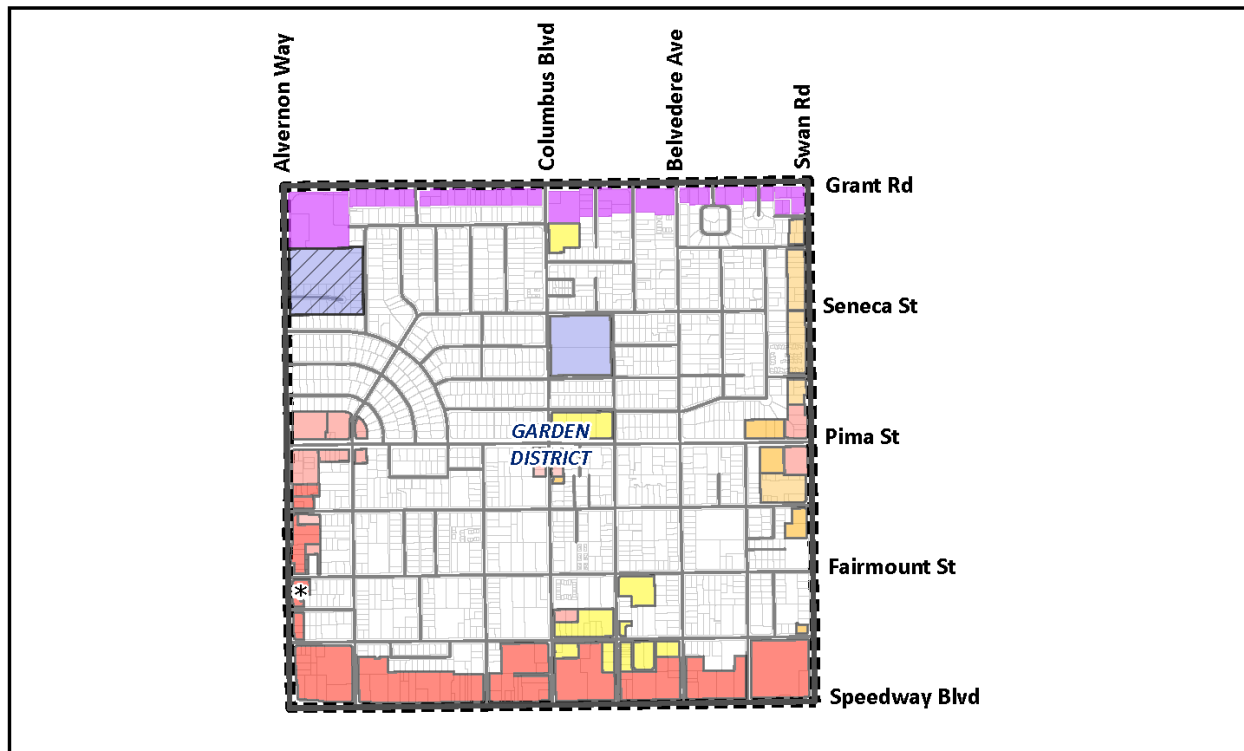


Figure 10. Garden District - Future Land Use Concept Map



Legend

- Office, Commercial, High-Density Residential
- Office, Neighborhood Commercial, High Density Residential
- Residentially-Scaled Office, Residentially-Scaled Neighborhood Commercial, High-Density Residential
- Office, High-Density Residential
- Residentially-Scaled Office, High-Density Residential
- High-Density Residential
- Park Industrial
- Public
- Mixed-Use

- Low to Moderate Density Residential
 - Neighborhood Boundary
 - Future Tucson Botanical Gardens Planning Area
 - * November 13, 2000 Plan Amendment, See Subarea 2
- 0 1,000 2,000 Feet
- N

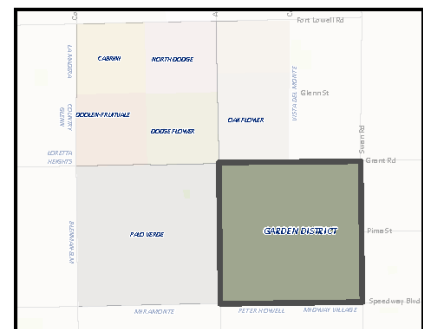
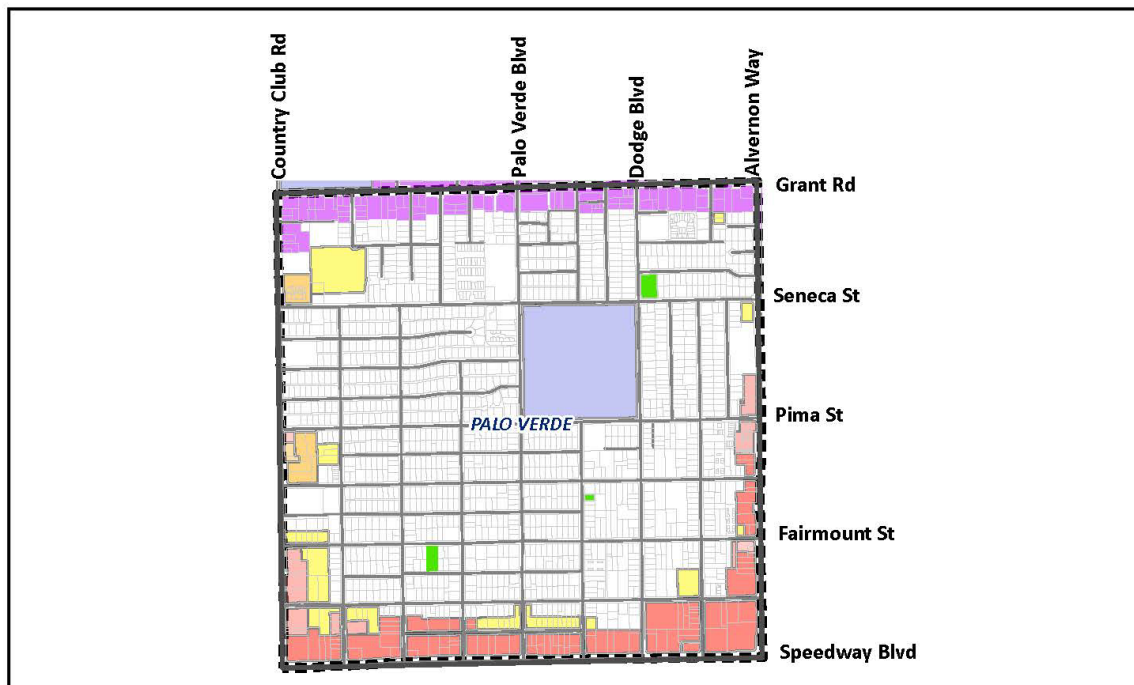
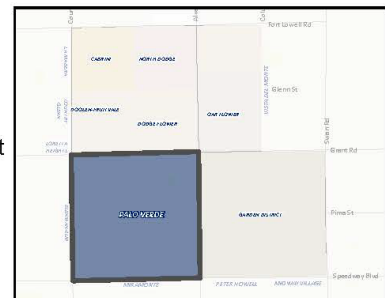
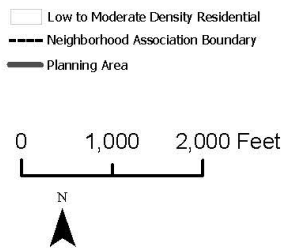


Figure 11. Palo Verde - Future Land Use Concept Map



Legend

- Office, Commercial, High-Density Residential
- Office, Neighborhood Commercial, High Density Residential
- Residentially-Scaled Office, Residentially-Scaled Neighborhood Commercial, High-Density Residential
- Office, High-Density Residential
- Residentially-Scaled Office, High-Density Residential
- High-Density Residential
- Park Industrial
- Public
- Park
- Mixed-Use



General Land Use Policy Intent Statement

The General Land Use Policies are intended to provide criteria for determining where development is appropriate. They support development that serves to enhance the character, safety, and quality of life in Grant-Alvernon neighborhoods. These policies are meant to be used in conjunction with the General Design Guidelines presented in Chapter VI.

- Policy 1.** Encourage the development of multi-generational-serving land uses when the location and design of the development is in compliance with adopted GAAP policies. Examples of multi-generational-serving uses include community centers, libraries, parks, community gardens, open spaces, and schools.
- Policy 2.** Encourage the development of vacant property throughout the Grant-Alvernon Area to complement the existing scale, character, and identity of the surrounding neighborhood. Where opportunities exist, encourage City owned vacant land to be used for public space, parks and amenities to enhance neighborhood facilities.
- Policy 3.** Support commercial and multi-family development along arterial and collector streets on the perimeter of single-family residential areas to assist in the protection and enhancement of the quality of life for neighborhood residents.
- Policy 4.** Demonstrate sensitivity to surrounding land uses through design, location, orientation, landscaping, screening, etc., as outlined in the General Design Guidelines presented in Chapter VI of this Plan.
- Policy 5.** Restrict primary access for nonresidential and high-density (over 15 units per acre) residential uses, to arterial streets or to collector streets within 300 feet of an arterial as supported by other adopted GAAP policies.
- Policy 6.** Encourage developers to work with Neighborhood Associations at the beginning of the development process to allow equal and active participation in decisions that affect overall land uses and project design.
- Policy 7.** Explore incentives, such as fee waivers, tax credits, and federal funding to encourage affordable housing, compatible residential infill development, reinvestment, rehabilitation, revitalization, etc. Incentives are also appropriate for developments that will use green infrastructure and alternative energy sources to operate sustainably.
- Policy 8.** Encourage business and/or commercial development to be located along arterial and collector streets and discourage such uses within existing residential areas.

Residential Land Use Background

The Grant-Alvernon Area is composed of relatively stable, predominately single-family and multi-family residential neighborhoods located in central Tucson. The area contains about 4.3 percent of the City of Tucson's population (approximately 23,121 persons) and about 5.7 percent of the housing units (13,838 units). There are approximately 3,679 mailing addresses in the Garden District, 3,270 in Palo Verde, 1,640 in Dodge/Flower, 1,242 in North Dodge, 1,141 in Cabrini, and 1,067 in Doolen/Fruitvale.

A bit more than one third of the housing units (37 percent) are single-family, detached units and 14 percent are single-family, attached units. Roughly 45 percent of the units are multi-family units such as



apartments. These percentages of single-family detached and multi-family units show a higher percentage of multi-family units than the City of Tucson as a whole (53 percent and 32 percent, respectively). Like several areas in Tucson, the Grant-Alvernon Area has a high percentage of land used for residential purposes. In the planning area, 58 percent of total land area is residential; Citywide, 27 percent of total land area is residential. In the Grant-Alvernon Area, a large percentage of land is used for multi-family residential purposes.

About 69 percent of residential units in the area are occupied by renters, which is significantly higher than the 49 percent of the residential units in the City of Tucson. These figures illustrate that this area is predominately developed as medium to high-density residential.

Within Tucson City limits, low-density residential land use is typically zoned SR, RX-1, RX-2, and R-1. The Grant-Alvernon Area does not contain any land zoned SR, RX-1, or RX-2. In the Grant-Alvernon Area, the low-density residential zoning is R-1. The R-1 zone generally allows single-family residences. The R-1 zoning permits a second residence on larger parcels (greater than 10,000 square feet in size).

Medium-density residential is typically zoned R-2 (or mobile home zoning) within Tucson City limits. Medium-density residential areas usually have the greatest mix of housing types, ranging from single-family housing to apartment complexes. The majority of the residential land in the Grant-Alvernon Area is zoned R-2, though much of this land is not developed to its highest possible density.

High-density residential is generally zoned R-3 within Tucson. High-density residential can also occur in office and commercial zones. Throughout Tucson, apartments are typically developed at approximately 25 residential units per acre in areas designated for high-density residential.

One of the major issues addressed in the GAAP is preservation of the character of the single-family residential neighborhoods within the area. The Residential Land Use Policies respond to this issue by addressing the design of any development as it relates to compatibility with the character and features of the surrounding uses, especially the single-family residential development. In addition, the Residential Land Use Policies address the need for appropriate residential density based upon the character of the surrounding area and the type of street that provides access to a parcel of land.

Another issue which emerged during GAAP formulation is the need for a variety of housing options. The GAAP allows for high-density residential uses, based on design and location.

Residential Land Use Intent Statement

The Residential Land Use Policies support residential development that provides a wide range of housing types to meet the diverse needs of Grant-Alvernon Area residents while serving to enhance the stability of neighborhoods and schools. These policies are meant to be used in conjunction with the General Design Guidelines presented in Chapter VI of this Plan.

- Policy 1.** Encourage residential infill that is compatible with neighborhood scale, density, and character, as outlined in the General Design Guidelines so as to limit or mitigate negative impact on surrounding residences, such as noise and sight lines into nearby residential uses.
- Policy 2.** Under the guidance of the General Design Guidelines, provide for residential development in appropriate locations:



- a. Low-density (generally up to 6 units per acre) residential development is appropriate in the interior of established single family residential areas.
- b. Medium-density (generally between 7 and 15 units per acre), in conformance with the Flexible Lot Development (FLD) provision of the Unified Development Code (UDC) is appropriate where primary vehicular access is provided to an arterial or collector street and is directed away from the interior of low-density residential areas.
- c. High-density residential development (generally 15 units per acre and above) is appropriate for parcels that are designated for high-density residential land use on the *Future Land Use Concept Maps*, and that are in conformance with the following criteria:
 - i. The site includes an appropriate transition from predominantly high-density to low-density residential development.
- d. Primary vehicular access is provided to an arterial street or to a collector street within 300 feet of an arterial street, provided that:
 - i. Traffic mitigation measures such as pedestrian refuge islands and speed humps are encouraged, where applicable, to direct vehicular traffic away from residential areas, and;
 - ii. Vehicular traffic is directed away from the interior of low-density residential areas.

Policy 3. Encourage continued residential use of historically residential structures throughout the Grant-Alvernon Area, except as provided in Office and Commercial Land Use Policy 2.

Policy 4. Promote the consolidation of parcels with common property lines when developing higher density residential uses, to provide sufficient space for adequate buffering of adjacent, less intense development.

Policy 5. Encourage diversity of housing types compatible in height, appearance, and size within the GAAP area with a mix of market rate and affordable housing.

Policy 6. Encourage residential development to include secure bicycle parking areas, a well-defined pedestrian system linked to the public sidewalk system, and convenient access to transit facilities, schools, parks, and commercial nodes.

Policy 7. Promote on-site recreational areas in medium and high-density residential developments (greater than 6 units per acre) per Crime Prevention Through Environmental Design (CPTED) principles.

Policy 8. Evaluate applications to discontinue mobile home uses based on compliance with GAAP Community Policies, Housing Policy 5.

Office and Commercial Land Use Background

Compared with Tucson as a whole, the percentage of land used for office and commercial purposes within the Grant-Alvernon Area is high. The quantity of land used for commercial and office uses within the City is 8 percent; the Grant-Alvernon figure is 14 percent. In addition, the Grant-Alvernon Area has 21 percent of its land used for streets and alleys compared to only 14 percent for Tucson as a whole.



The higher percentages of land used for office and commercial purposes (and residential purposes) as compared to the rest of the city is a result of the built-out nature of the Grant-Alvernon Area, not surprising for a midtown area. Vacant land in the Grant-Alvernon Area accounts for only 2 percent of the total acres, while vacant land within Tucson City limits is 47 percent. This includes large tracts of undeveloped land in the Southlands area of the City, as well as parks and transportation infrastructure.

Development pressures on this well-established part of the City take the form of requests to rezone the remaining vacant land and to redevelop existing properties. Land set aside for green space and recreational uses in the Grant-Alvernon Area neighborhoods is critically less than in other portions of the City. A priority is development of new green and recreational spaces in this area, including encouraging additional green space within new development if feasible.

Neighborhood concerns resulting from surveys conducted by the Grant-Alvernon Area Plan Committee focused on determining the appropriate locations to allow development and redevelopment as well as the utilization of design techniques to mitigate the impacts of that activity on neighborhood residents and businesses. As part of the planning process, the appropriate locations for commercial and office uses were identified.

Two types of office development considered in character for the GAAP are residentially scaled office uses and conversion of existing residential structures on an arterial or collector street for office use. Policies were formulated to provide specific direction for the location and parcel size of residentially scaled office uses and to address access, parking, landscaping, and buffering.

The following policies support focusing office and commercial development to locations within the planning area that are determined to be most suited to handle traffic generation and other potential impacts on adjacent residential uses. These policies have been designed to allow consideration of the consolidation of parcels and the conversion of existing residential parcels where specific criteria are met.

Office and Commercial Land Use Intent Statement

The Office and Commercial Land Use Policies support nonresidential activities that complement the scale and character of neighborhoods and commercial districts in the Grant-Alvernon Area. The intent is to assure that the intensity of commercial uses and the character and appearance of commercial development are comparable to those for office and high-density residential. These policies are meant to be used in conjunction with the General Design Guidelines presented in Chapter VI of this Plan.

Policy 1. Ensure that the intensity of commercial uses is limited to that of similarly scaled office and high-density residential use by meeting the following criteria:

- a. Primary access will be provided to an arterial street or to a collector street within 300 feet of an arterial. Traffic mitigation measures, such as pedestrian refuge islands and speed humps, should be encouraged where applicable to direct vehicular traffic away from residential areas;
- b. Access to any street other than an arterial is directed away from a residential neighborhood; and
- c. The proposal is in compliance with other applicable GAAP policies.

Policy 2. Encourage incorporation of appropriate design elements and buffering techniques during the zoning application and associated development plan review processes, to ensure sensitive

design of nonresidential developments adjacent to established neighborhoods. These elements must be shown on rezoning concept plans and related development plans and shared during a notification meeting held for affected residents and the neighborhood association prior to filing.

- Policy 3.** Ensure negative impacts of commercial uses are mitigated including reducing impacts on air quality, reducing and mitigating noise in the neighborhoods, protecting night skies from light pollution and limiting trip generation of any proposed use to that generated by a similar sized office development.
- Policy 4.** Consider, when contextually appropriate, the consolidation of residential parcels being developed that have common property lines when developing higher intensity residential uses. This will allow for adequate buffering of adjacent residential development when the proposal is in compliance with other applicable plan policies and other design guidelines.
- Policy 5.** Encourage owners of non-conforming office and commercial uses that provide goods or services to residents of the immediate area and are located within walking distance of residential areas to remain in the area, and to maintain structures and facilities through the rezoning, special exception.
- Policy 6.** Encourage uses that are open for extended business hours (earlier than 7:00 AM and/or later than 9:00 PM) on arterial streets only. Hours of operation for other businesses should be limited on a case-by-case basis, when appropriate, to provide compatibility with adjacent uses. Reconsideration of limitation of business hours should be given if there is a change of use, such as from office to commercial, after the initial rezoning.
- Policy 7.** Encourage wireless communication facility (WCF) arrays to be concealed whenever possible.
- Policy 8.** Support the bringing into conformance or removal of non-conforming signs, the upgrading of building facades, and landscape improvements through incentive-based and similar programs, including business improvement districts and special design districts. Support the removal of billboards within the area of the Plan.
- Policy 9.** Ensure that the primary commercial activities are conducted within an enclosed building.



Industrial Land Use Policies

The Grant-Alvernon Area contains a lower percentage of industrially zoned land than the City as a whole. Within the planning area, 0.4 percent of land area is industrial, compared with 14 percent Citywide. The Industrial Land Use Policies recognize existing industrial uses within the area and encourage sensitive future development on those sites currently zoned for industrial use.

Industrial Land Use Intent Statement

The Industrial Land Use Policies support the maintenance and development of industrial uses, as permitted by current zoning. These policies are meant to be used in conjunction with the General Design Guidelines presented in Chapter VI of this Plan.

- Policy 1.** Recognize the established P-I Park Industrial zoned district located south of Fort Lowell between Richey and Palo Verde and allow for expansion to the remainder of the block.
- Policy 2.** Consider expansion of the established P-I Park Industrial zoned district located south of Fort Lowell between Richey and Palo Verde into the block east of Richey. Design elements and buffering techniques must be incorporated into the project design, including enclosure of manufacturing activities, to ensure compatibility with the existing neighborhood. Any future industrial uses must be indistinguishable from commercial or office uses from the street. These techniques must minimize impacts on adjacent residential and commercial uses and be included as conditions of any rezonings.
- Policy 3.** Discourage zoning changes to allow new primary industrial uses on land that is currently zoned for residential uses.
- Policy 4.** Both new and existing industrial development in the Grant-Alvernon Area must comply with federal, state, and local guidelines ensuring that:
 - a. Noise, fumes, lighting, and other negative impacts are not extended off-site;
 - b. Any potentially noxious or hazardous materials, activity, and/or byproducts are separated from the environment in a safe and lawful manner and removed weekly from the site;
 - c. There is adequate control of monitoring and pollution, including but not limited to visual and noise pollution; and
 - d. Emergency evacuation and containment procedures are established.
- Policy 5.** Existing non-conforming industrial uses located on residentially or commercially zoned property must be upgraded as a condition of zoning approvals. Non-conforming industrial uses should be permitted to expand if paving, landscaping, building renovations, and/or other site improvements are made by the developer, and if the expansion is in keeping with current Code requirements for non-conforming uses.

Public/Semi-Public Land Use Policies

Public/Semi-Public Land Use Background: The planning area contains 5 percent public and semi-public land, equivalent to the Citywide percentage. Public land uses in the area include Martha Cooper Library, Tucson Botanical Gardens, John B. Wright Elementary School, John B. Wright Head Start, Camden



Campus of Khalsa Montessori School, Doolen Middle School, AmeriSchools Academy, and Catalina High School.

Semi-public uses include uses such as churches and public service agencies, such as: the Assistance League of Tucson, TMM Family Services, St. Francis Cabrini, Emmanuel Baptist, and the Ft. Lowell Church of Jesus Christ of Latter-Day Saints.

The land use policies associated with these uses encourage the solicitation of neighborhood input during the design phase, the sensitive design of projects within the area, and the inclusion of neighborhood amenities in the design.

Palo Verde Neighborhood has one pocket park on Willard, a retention basin park on Richey, and Seneca Park. The Palo Verde Neighborhood Association also has two Intergovernmental Agreements (IGAs); one with Catalina High School to use the skate sink and tennis courts as well as the TOT Park and Pool. Doolen/Fruitvale has an IGA with Doolen Middle School to use the soccer fields and recreation area during non-school hours. The Garden District Neighborhood Association has an IGA allowing the use of the Wright Playground as their neighborhood park by residents during non-school hours and no dogs are allowed. Oak Flower, Dodge/Flower, Cabrini, and North Dodge do not have any green space or parks. Public green spaces are a priority for all the Neighborhood Associations.

Public/Semi-Public Land Use Intent Statement

The Public/Semi-Public Land Use Policies recognize the important role of such uses and encourage the development of these uses in a manner that is compatible with the character and quality of Grant-Alvernon neighborhoods. These policies are meant to be used in conjunction with the General Design Guidelines presented in Chapter VI of this Plan.

- Policy 1.** Encourage the maintenance and enhancement of existing public and semi-public uses such as schools, parks, churches, and social and cultural facilities.
- Policy 2.** Support the creation of additional green space that is within a 10-minute walk of residential properties.
- Policy 3.** Support the inclusion of neighborhood amenities (e.g., useable open space, recreational facilities, public art) in the development of public and semi-public facilities. Such amenities should be coordinated with input from residents.
- Policy 4.** Encourage schools, churches, and other public and semi-public institutions in the Grant-Alvernon Area to cooperate with the neighborhood to allow use of facilities for outdoor recreation, community activities, and meetings.
- Policy 5.** Support the development of public and semi-public uses that are compatible with the physical environment and social needs of the Grant-Alvernon neighborhoods.
- Policy 6.** Demonstrate sensitivity in the design and location of public facilities, parks, and open spaces through the guidance of the General Design Guidelines and local neighborhood input.
- Policy 7.** Support conversion of vacant lots into parks/open space when:
 - a. The City has actively sought input from Grant-Alvernon residents and property owners regarding park/open space design and location;



- b. Grant-Alvernon residents and property owners have agreed on park/open space design and location; and
- c. The park/open space is designed using Crime Prevention Through Environmental Design (CPTED) principles with input from Tucson Police Department, to minimize opportunities for crime.

Mixed-Use Land Use Policies

Mixed-Use Land Use Background: The Mixed-Use Land Use category is intended to promote a vibrant, active Grant Road corridor with a variety of uses serving the surrounding neighborhoods through the flexible application of development standards. This land use designation allows the modification of underlying commercial designations along the Grant Road Corridor. It applies to commercial conceptual land use categories and was developed to address changing conditions and land use patterns along Grant Road. Some of these conditions came about due to the Grant Road Improvement Project where the required right of way acquisitions have reconfigured parcels. Many of these parcels are shallow, (generally 100 feet or less) and/or unusually shaped. The expansion of the Grant Road Investment District Urban Overlay was initiated by Mayor and Council for the area from Swan Road to Country Club Road within the planning area. These policies are also applicable to Planned Area Developments (PADs) and proposed rezonings along the Corridor. The Grant Road Community Character & Vitality Corridor Vision Study (adopted September 9, 2015) drives vision of the Grant Road Investment District (GRID).

Mixed-Use Intent Statement

The Mixed-Use Land Use Policies support the blending of multiple uses such as commercial, residential, office and institutional development on a given parcel as well as throughout the corridor. In mixed-use development these functions may be physically and functionally integrated. Mixed-use development may be applied at varying scales, including a single building, block, or neighborhood.

- Policy 1.** Support the creation of mixed-use development standards through the Grant Road Investment District Urban Overlay District based on the goals of the Grant Road Community Character & Vitality Corridor Vision.
- Policy 2.** Follow the GRID design review process which includes neighborhood involvement in the GRID overlay zone should utilize applicable development and design standards of the overlay, as adopted.
- Policy 3.** Development requesting a Planned Area Development (PAD) or a rezoning may include a combination of land uses. Development standards and site planning should conform with the Mixed-Use policies of the GAAP.
- Policy 4.** Encourage mixed-use development to:
 - e. Provide safe, accessible pedestrian infrastructure and connections to transit and other modes of travel that capitalizes on multiple modes of transportation to reduce parking demand;
 - f. Feature active ground floor uses such as retail, community spaces, and other accessible, neighborhood and family-friendly (or multi-generational) uses. Commercial/office uses are encouraged to face the more active frontage edge of the building to address privacy and limit views into adjoining residential land uses. Flexibility in ground floor



commercial uses may occur to align with existing market conditions, and residential uses may be permitted;

- g. Include height transitions to adjacent lower-scale residential neighborhoods ensuring that the increased height of the finished floor does not infringe on the privacy and the noise level of adjacent homes;
- h. Provide pedestrian spaces and connections to these areas through reduced setbacks;
- i. Integrate activated street frontage and pedestrian scaled design elements such as patio spaces, enhanced landscape, and lighting;
- j. Encourage structured parking that fits the context of the area over surface parking on larger sites.

E. Subarea 1, Tucson Botanical Gardens

Tucson Botanical Gardens Policies Background

Tucson Botanical Gardens currently occupies an almost 6-acre site at 2150 North Alvernon Way, near the center of the Grant-Alvernon planning area with potential expansion opportunities should Tucson Botanical Gardens or an affiliated entity purchase adjacent property(ies). Tucson Botanical Gardens is a major attraction, serving over 150,000 people per year. Approximately 15,000 people participate annually in the educational programs offered on-site.

Single-family residences bound the Tucson Botanical Gardens site on the east and on the south. To the north is a shopping center, and to the west, across Alvernon Way, are residences and a church. The Botanical Garden use is generally compatible with the adjacent residential properties; however, outdoor events that draw thousands of visitors over a short period of time may cause conflicts with neighbors. Tucson Botanical Gardens has made efforts, such as arranging for off-site parking and shuttles, to minimize the impacts of these events and activities on the surrounding residential neighborhood.

Tucson Botanical Gardens has plans for significant new development and redevelopment on the existing site, as well as expansion to the south, and additional expansion to the east as shown on the *Future Land Use Concept Map*, and subject to Tucson Botanical Gardens ownership. The botanical garden use at the current location is currently operating as a Special Exception Land Use. To implement portions of the development plans, Tucson Botanical Gardens may seek either a rezoning or Special Exception Land Use of at least part of the site to commercial use. The possibility of such a rezoning raises questions about the type(s) and location(s) of future uses that should be permitted on the site, regardless of the site's ownership.

Tucson Botanical Gardens Land Use Intent Statement

The intent of the Plan policies is to recognize Tucson Botanical Gardens as an asset to the area and to the entire community, and at the same time to protect the quality of life of the surrounding residents.

Policy 1. Encourage continued use of the site by Tucson Botanical Gardens by supporting the viability of the asset as well as compatibility with surrounding residences.

Policy 2. Support a Special Exception land use designation, or if necessary, rezoning of the site to allow continued use and expansion of the site for the gardens and associated uses. In the future zoning



application submittals, the developer should address the impacts of noise, hours of operation, parking, and traffic impacts on adjacent residential uses. The following criteria should also be addressed during the process:

- a. Compatibility of scale of all future development on the Tucson Botanical Gardens site with the adjacent residential properties;
- b. Public access to the site for patrons and vendors limited to Alvernon Way;
- c. Compliance of all future use and development of the site with Plan policies and design guidelines.

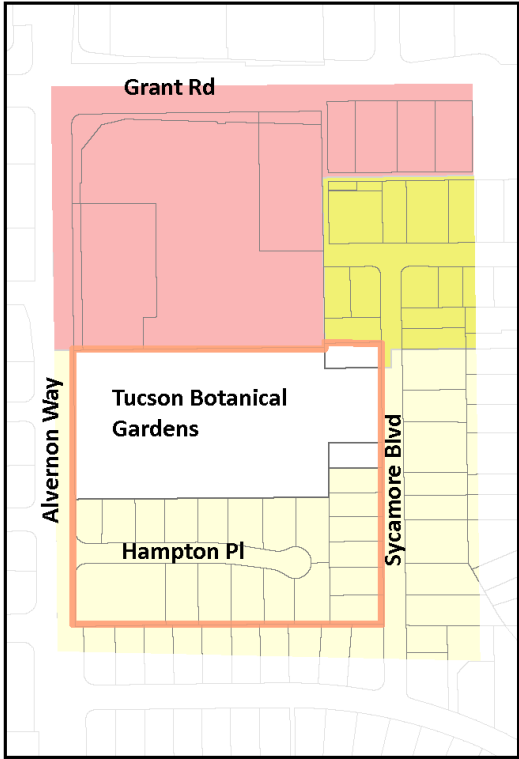
Policy 3. Any future rezoning or special exception land use application within the Future Planning Area shall address the following criteria during the public process:

- a. Secondary access on Sycamore Boulevard to permit limited deliveries, acknowledging primary access to use Alvernon Way;
- b. Tucson Botanical Garden structures along the exterior boundary of the Garden adjacent to Sycamore Boulevard and Hampton Street rights-of-way, along the potential expansion area, to retain residential character, scale, height, color and architectural design with the surrounding residential units;
- c. Uses within buildings adjacent to Sycamore Boulevard and Hampton Street, along the potential expansion area, should be appropriate uses adjacent to residential such as, but not limited to office, education research, and storage. Permitted activities will be within structures or screened yards only;
- d. Adjacent to Sycamore Boulevard and Hampton Street along the potential expansion area, storage of on-site material, supplies, and equipment shall be screened and not visible from residential zoned or used properties. Screen walls on rear and side yards of lots fronting Sycamore Boulevard and Hampton Street on the potential expansion area shall be six feet in height;
- e. Parking at Tucson Botanical Gardens' residential/office units located in existing homes fronting on Sycamore Boulevard shall not change the character of the residential traffic volume and parking in the Neighborhood, as analyzed through a traffic engineer/traffic analysis during any rezoning process. Primary employee access shall be through the TBG access on Alvernon Way; and
- f. Frontage on Sycamore Boulevard and Hampton Street along the potential expansion area shall be landscaped appropriately to include canopy trees, plants, and ground cover of equal quality, density, and type of planting as typical on other residential lots along Sycamore Boulevard and Hampton Street.

(June 14, 2004, Resolution #19849, to allow an expansion of the Tucson Botanical Gardens).



Figure 12. Subarea 1 - Tucson Botanical Gardens - Future Land Use Concept Map



Legend

- Commercial
- Low-Density Residential
- Medium-Density Residential
- Tucson Botanical Gardens
- Future TBG Planning Area

0 175 350 Feet

F. Subarea 2, Office and Commercial Land Use

Office and Commercial Land Use Background

On November 13, 2000, the Mayor and Council approved an amendment to the Grant-Alvernon Area Plan to allow neighborhood commercial uses on the 0.6-acre site at the southwest corner of Alvernon Way and Fairmount Street.

Office and Commercial Land Use Intent Statement

The intent of the Subarea 2 land use policies is to provide additional direction for commercial uses and development at the southwest corner of Alvernon Way and Fairmount Street. More specifically, the intent is to assure that the intensity of commercial uses and the character and appearance of commercial development are comparable to those for office and high-density residential.

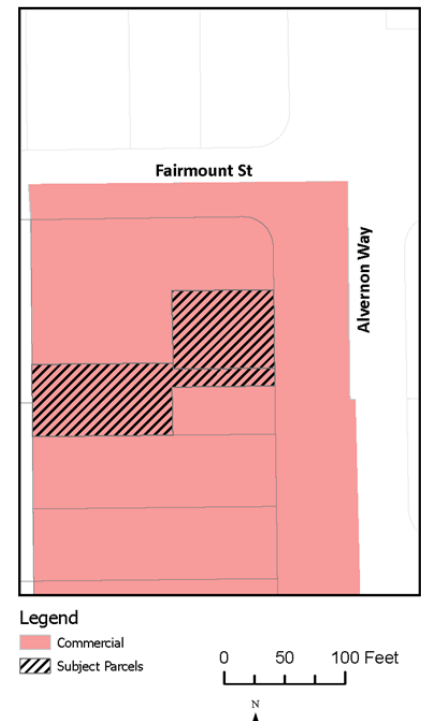
Policy 1. Ensure that the intensity of commercial uses is limited to that of similarly scaled office and high-density residential use by meeting the following criteria:

- a. Limit building height to one story;
- b. Discourage extended hours of operation that would conflict with neighboring residential uses;
- c. Prohibit drive-thru facilities;
- d. Limit trip generation of any proposed use to that generated by a similar sized office development.

Policy 2. Ensure that the character and appearance of commercial development is compatible with that of office and high-density residential development by meeting the following criteria:

- a. Design exterior facades with materials, color scheme, and architectural detail that are typical of those for high-density residential and office development, particularly in the surrounding area.
- b. Adhere to Design Guidelines A.6 and A.12 and, in addition, design side and rear building façades visible from streets or any adjacent properties with attention to architectural character and detail comparable to the front façade.

Policy 3. Ensure that the primary commercial activities are conducted within an enclosed building.



**Figure 13. Sub-Area 2 –
Future Land Uses**
(November 13, 2000, Resolution
No. 18770, to allow northward

IV. COMMUNITY POLICIES

A. Housing Policies

Housing Background

The Grant-Alvernon Area covers about 1.45 percent of the City's total acreage yet contains approximately 5.7 percent of the City's total housing units. Many of the residential units in the area were built between 1930 and 1960. Many of the older units are in need of maintenance and repairs. The Neighborhood Stress Profile (see Inventory) shows that the area contains some crowded housing and a slightly older than average housing stock in need of residential fixture and public infrastructure upgrades.

Inventory information shows that nearly two-thirds of the housing units in the area are occupied by renters; only about one-third are owner-occupied. Policies in this section aim at increasing homeownership.

Many of the policies in this section, and indeed in the GAAP as a whole, focus on registered Neighborhood Associations as a tool for community organization. The reason for this is that Neighborhood Associations are recognized by the City and are informed of rezoning hearings and other public processes in the area. They also create a tool for the education of citizens and for the dissemination of information. Other positive effects of Neighborhood Associations are that they give members a sense of ownership of the community, a forum in which to discuss neighborhood issues, and an organized structure through which contacts with the City and other agencies can be established.

Housing Intent Statement

The Housing Policies are intended to promote resident ownership, and long-term tenants in rental housing to preserve sound housing throughout the Grant-Alvernon Area, and to provide guidance for programs to improve deteriorated housing.

- Policy 1.** Support residents with information about Federal, state and local grants and programs that help rehabilitate older homes. Provide information from COT Dept of Housing and Community Development and Pima County Office of Housing Assistance on Neighborhood Association websites, social media, newsletters, etc.
- Policy 2.** Support tenant to owner conversion to maximize resident home ownership by posting resources on Neighborhood Association websites, social media, newsletters, etc.
- Policy 3.** If mobile home uses are discontinued on a property, support resulting development that is sensitive to adjacent residential uses and that conforms to adopted land use GAAP policies.
- Policy 4.** Support low-cost development and ownership methods such as modular homes, 3D-printed homes, shared housing, housing cooperatives, etc.
- Policy 5.** Support housing development along collectors and arterials that are compatible in character, scale, and height and that will harmonize with current adjacent residential and nonresidential uses and not contribute to the Urban Heat Island Effect of the area.



- Policy 6.** Make available information on tenant’s rights and responsibilities by posting information on Neighborhood Association websites, social media, newsletters, etc. Consider broader engagement by covering the issue at Neighborhood Association meetings or other events.

B. Neighborhood Conservation/Enhancement Policies

Neighborhood Conservation/Enhancement Background

The Grant-Alvernon Area, like the City of Tucson, is bonded by a cultural and physical fabric that serves to identify the area for local residents, creating a sense of place and neighborhood. This section addresses those elements and identifies ways in which area neighborhoods can be improved while strengthening community fabric and preserving the positive qualities of the neighborhood that make the area special to those who live and work there. Again, these policies emphasize the importance of neighborhood involvement. Part of the neighborhood’s role, as defined in the following policies, is to determine what features of the neighborhood should be preserved and reflected in future development of the area. This exercise not only provides the City with information on what elements development in the area should incorporate but gives the neighborhood a new awareness of the area’s assets and can provide new perspective on what changes might be appropriate.

Neighborhood Conservation/Enhancement Intent Statement

The Neighborhood Conservation/Enhancement Policies are intended to protect and enhance the residential character of established neighborhoods.

- Policy 1.** Incorporate neighborhood amenities, including, but not limited to open space, recreational facilities, and/or public art, into development projects wherever feasible. Such amenities should be developed with input from local neighborhoods.
- Policy 2.** Encourage residents to coordinate volunteer efforts to upgrade landscaping in residential and commercial areas and to use green infrastructure techniques such as water harvesting, street trees, and native plants.
- Policy 3.** Promote the involvement of residents by governmental entities in determining types of public facilities to be located in Grant-Alvernon Area.
- Policy 4.** Encourage residents to organize and participate in community activities such as block parties, festivals, educational programs, etc.; to strengthen the fabric of the community.
- Policy 5.** Preserve character and appearance of neighborhoods and residential areas through the use of Neighborhood Preservation Zones or other mechanisms ensuring appropriate development once these neighborhoods are identified on the National Register.



V. DESIGN GUIDELINES

Design Background

Design can be the most important element in determining whether a development “fits” into a neighborhood in terms of appearance and compatibility. Architecture, site layout, signage, and other elements can contribute to the aesthetics and fabric of the community by providing an attractive environment that is sensitive to surrounding uses. Because the need for compatibility and sensitive design is generally determined by the uses adjacent to proposed development, the following policies are categorized not by the proposed use of the development, but by the elements of the site. Compatibility issues can be identified by working with adjacent property owners and Neighborhood Associations prior to the preparation of development plans and drawings.

Property owners/developers are encouraged to consult the *Design Guidelines Manual*, which was compiled by the Planning Department to help to implement *General Plan* policies. The *Manual* describes a variety of design techniques to improve land use compatibility, street and neighborhood character, and overall community design. Guidelines in the *Manual* are not regulations or development standards. They supplement the existing Unified Development Code (UDC) and other City regulations, but do not supersede adopted regulations or GAAP policies. In the event of any conflicts between GAAP policies and *Manual Guidelines*, the GAAP policies take precedence.

Design Intent Statement

The General Design Guidelines are intended to ensure that development is designed in a manner that enhances the visual appearance of the Grant-Alvernon Area, and that such development is compatible with existing land uses. The guidelines identify elements that should be addressed in plan development and suggest methods of implementation. They are designed to be used in various combinations, depending on the proposed development, the adjacent uses, and the existing site conditions. In instances where there is conflict between an Urban Overlay District (UOD) and the guidelines of this document, the guidelines of the UOD will take precedence.

B. General Site Design:

- Guideline 1.** Support multi-generational development design. Examples include, but are not limited to:
- high visibility recreational areas;
 - safe, well-marked, high visibility pathways and crossings;
 - shaded and/ or pet-friendly areas;
 - use of public art that is sturdy, visually interesting, and “hands-on”;
 - Equitable signage and design that is ADA compliant.
- Guideline 2.** Place new and existing utility wires underground where feasible.
- Guideline 3.** Provide a well-defined equitable pedestrian system linking adjacent uses, connecting to the public sidewalk system, offering convenient access to transit facilities, and providing secure bicycle parking facilities, as an integral component of development.



- Guideline 4.** Minimize the number of vehicular access points onto arterial and collector streets while increasing pedestrian connections between developments to decrease vehicular dependency.
- Guideline 5.** Encourage the orientation of development to take advantage of solar energy and to integrate solar technology into the design.
- Guideline 6.** Design any development that will be adjacent to lower intensity uses to have similar spatial, mass, scale, and height elements that will harmonize with surrounding residential and nonresidential uses.
- Guideline 7.** Protect the privacy of adjacent residential uses by locating balconies and upper story windows away from residential uses and residentially zoned property.
- Guideline 8.** Shield all outdoor lighting and direct away from adjacent residential uses. Lighting fixtures should be as low in elevation as possible. Reflection of light should be minimized to protect residences and the viability of observatories in and around Tucson.
- Guideline 9.** Where feasible, provide view corridors through proposed development to mountain peaks from at least one point on adjacent properties; for example, rooflines can be varied to allow a view to mountain peaks.
- Guideline 10.** Design signs to be compatible with the landscape plan and reflect the architectural style or theme of the proposed development. Eliminate nonconforming signs in new or expanded development and redevelopment projects.
- Guideline 11.** Encourage development to incorporate pedestrian-scale art, such as murals, sculptures, and public spaces, into the design of the site.
- Guideline 12.** Encourage developers to design structures so that the rear and sides of buildings are attractive and/or consistent with the facades where the side or rear portion of the building will abut residentially zoned land or land used for residential purposes.
- Guideline 13.** In nonresidential development, encourage the use of exterior building colors that are predominant in the natural desert landscape.
- Guideline 14.** Provide interconnectivity between and among land uses. This can be accomplished by providing vehicular and pedestrian access between adjacent uses, integrating circulation, and reducing the number of vehicular curb cuts along the street. Also provide covered bus stops with seating along Sun Tran routes.
- Guideline 15.** Concentrate office/commercial structures toward the street frontages when adjacent to parcels developed for residential use. Also ensure that the primary commercial activities are conducted within an enclosed building.
- Guideline 16.** Encourage owners/developers of office or commercial developments to provide a setback, from principal building(s) to property lines adjacent to parcels developed for residential use, a minimum of one- and one-half times the principal building height.



B. Crime Prevention Through Environmental Design (CPTED)

The following guidelines may be considered to provide an outline of how to reduce victimization, reduce crime, reduce criminal opportunity, and enhance community according to the International Crime Prevention Through Environmental Design (CPTED) Association. As the physical environment cannot be divorced from the social environment in which it operates, CPTED guidelines address the social by improving the physical. Below are the five CPTED concepts and associated guidelines to enhance the physical environment and achieve a safer community.

Territoriality / Territorial Control Concept

Through the design of semi-public spaces in residential areas, or the use of other architectural strategies as outlined below, help residents assume informal ownership of public spaces thereby making it difficult for offenders to offend with impunity. When residents see spaces around their homes as their own, they are more likely to take care of those spaces and exert some positive influence over them. Strategically locating safe activities, such as food vendors, also helps establish a more secure environment.

- Guideline 1.** Support projects such as pocket parks, little lending libraries, walking paths, and public art.
- Guideline 2.** Define areas of influence using design elements such as walls, fences, changes in level or grade, lighting, color, or changes in paving textures.

Connectivity /Social Cohesion/ Community Culture Concept

Connectivity programs link neighbors with other surrounding neighborhoods through alliances, formal lines of communication, and other strategies to connect and remain inclusive. As well, connectivity strategies also link neighborhoods to other levels of government, for example to obtain government funding grants to create new programs. Cohesion strategies enhance positive social relations between residents, but with a specific focus on solving local problems.

- Guideline 3.** Support community and connectivity building projects, such as Community Gardens, plant swaps, neighborhood clean ups and social events, painting murals, information kiosks, neighborhood listservs, and email newsletters.
- Guideline 4.** Support public safety projects such as: Alvernon-Grant Initiative (AGI); Ft. Lowell Corridor Crime Meeting (FLCC); Neighborhood Watch; National Night Out; and Tucson Police's Violence Interruption and Vitalization Action (VIVA), formerly known as Place Network Investigations (PNI).

Access Control Concept

Access control aides in territorial influence by using architectural strategies to limit access into properties. The idea was to help those who had legitimate purpose residing or managing properties to control access into their properties. This included street access controls such as road barriers, to create mini neighborhoods in residential areas or landscaping to control access into the fronts of buildings.

- Guideline 6.** Utilize curbs and sidewalks to define public, semi-public, and private areas.
- Guideline 7.** Utilize plant material in areas adjacent to doors and windows. Plants should be of such height (e.g., less than 30 inches or with a greater than six-foot canopy) to retain visibility



of building openings from the street or from other development. Thorny or spiny plant material may be utilized if located a safe distance from pathways.

- Guideline 8.** Utilize screening that allows visibility and surveillance of the development and creates effective access control.
- Guideline 9.** Define areas of influence through the use of design elements such as walls, fences, changes in level or grade, lighting, color, or changes in paving texture.
- Guideline 10.** Design entryways to provide residents with a view from their unit into the corridor that serves them.

Natural Surveillance Concept

Construct places to maximize resident's ability to casually observe semi-public spaces. This is achieved through lighting, landscaping, clear sightlines, and other design forms that enhance visibility to reduce crime opportunities and lower fear, also known as *eyes on the street*.

- Guideline 11.** Locate building entryways so they are visible from other buildings.
- Guideline 12.** Locate apartment entryways so that they are visible from other apartments.
- Guideline 13.** For multifamily residential development, provide each residential unit with an area of responsibility that extends beyond the entryway, with features such as patios and play areas.
- Guideline 14.** Use of amenities and distinctive design elements that extend the private space of individual units into landings and corridors.

Threshold Capacity Concept

This concept supports even dispersal of multiple land uses within the neighborhood where residents can socialize (parks), shop for groceries (food outlets), and recreate (sports or entertainment). This strategy also guards against land uses that detract from safety in a place, such as too many alcohol-serving establishments or drug-dealing locations, thereby creating land uses with crime associated conditions.

- Guideline 15.** Discourage location of nuisance uses within 300' of a Residential Zone or educational facility. Discourage location of businesses open past 10 pm within 300 ft of a Residential Zone.



G. Freestanding Walls

- Guideline 1.** Encourage the use of perimeter walls in development that is adjacent to existing lower intensity uses. Design walls to enhance development and complement existing, adjacent uses.
- Guideline 2.** Promote utilization of decorative materials (such as tile, stone, or brick), coarse textured covering materials (such as stucco or plaster), colors that are predominant in the natural desert landscape, or a combination of these techniques.
- Guideline 3.** Along interior property lines, soften the visual impact of any wall greater than 75 feet in length and 3 feet in height, using one or more of the following techniques:
- Vary the wall alignment (jog, curve, notch, or setback, etc.), and plant canopy trees in the voids created by the variations;
 - Plant canopy trees that are proportional in scale to the height of the proposed wall at least every 25 feet along the wall;
 - Use two or more materials or a visually interesting design pattern on the proposed wall.
- Guideline 4.** Along street frontages, soften the visual impact of any wall greater than 75 feet in length and 3 feet in height, using one or more of the following techniques:
- Vary the wall alignment (jog, curve, notch, or setback, etc.), and, on the street side of the wall, plant trees and shrubs in the voids created by the variations;
 - Plant trees and/or shrubs, which are proportional in scale to the height of the proposed wall, at least every 25 feet on the street side of the wall;
 - Use two or more materials or a visually interesting design pattern, which will be visible from the street, on the proposed wall;
 - Encourage walls with visual permeability.
- Guideline 5.** On street frontages, encourage the incorporation of pedestrian access points into the design of perimeter walls of greater than 75 feet in length.
- Guideline 6.** Encourage the planting of thorny vegetation along walls, and the use of anti-graffiti products on walls, to limit the impact of graffiti, maintaining a safe distance from the pedestrian realm.
- Guideline 7.** Require masonry walls to be designed in such a manner that they will not impede storm water runoff.



H. Parking and Outdoor Storage

- Guideline 1.** Loading zones, dumpsters, storage areas, utility equipment, water-pumping stations, outdoor mechanical equipment, outdoor mechanical equipment use areas, loudspeakers, guard dogs, and other uses that will produce odor, visual, or noise, or other negative impacts on adjacent residential uses or residentially zoned property, should be located away from the residential property and buffered with landscaping and a minimum six-foot-high masonry wall.
- Guideline 2.** Meet all parking, loading, and vehicle maneuvering requirements on site.
- Guideline 3.** Provide evenly dispersed canopy trees within parking areas to provide shade and reduce "heat island" effects.
- Guideline 4.** Encourage the use of "inverted U-type" bicycle racks for all required Class 2 bicycle parking and bicycle lockers for all required Class 1 bicycle parking, allowing flexibility for public art bike racks where feasible.

I. Landscaping

- Guideline 1.** Meet all screening and landscaping requirements on-site or within City right-of-way, if approved by the City Engineer.
- Guideline 2.** Plant a balanced mix of drought-tolerant canopy trees, understory shrubs, and groundcover that will visually enhance the area, especially along the frontages of streets designated by the Move Tucson plan as arterials or collectors. Placement of trees should provide shade to pedestrian areas and bus stops whenever possible.
- Guideline 3.** Utilize accent plants at the intersections of major streets and for primary entry areas of development.
- Guideline 4.** Incorporate water-harvesting techniques into the landscape irrigation design. Any new development should incorporate rainwater design.
- Guideline 5.** Provide evenly dispersed canopy trees within parking areas to provide shade and reduce "heat island" effects.



VI. TRANSPORTATION POLICIES

Transportation Policies Background

Transportation facilities (streets, medians, and alleys) account for 14 percent of the area land use. Thus, the design, appearance, and level of usage can have a significant impact on the quality of life within the GAAP boundaries. The major streets within the area include the following arterials: Alvernon Way, Country Club Road, Fort Lowell Road, Grant Road, Speedway Boulevard, and Swan Road; and the following collector streets: Columbus Boulevard, Glenn Street, and Pima Street.

Transportation Intent Statement

These policies are designed to encourage consideration of the quality of life of the residents of the Grant-Alvernon Area when planning and implementing transportation projects or when undertaking construction work within public rights-of-way.

Policy 1. Encourage City to fund and lead neighborhood to investigate opportunities to redirect, discourage, and/or calm through-traffic in residential areas. This may be accomplished through such means as:

- a. Calming and/or reduction of interior neighborhood traffic through the use of road diets, speed humps, raised intersections, raised crosswalks, curb extensions, chicanes, road diets, mini-medians or other geometric modifications designed and constructed in accordance with the *City of Tucson Street Design Guide*;
- b. Encouraging four-way stops when traffic volumes warrant or when requested by the neighborhood based on their observations of the need; and
- c. Local street closures within the framework of a traffic management system when parallel streets will not be unduly burdened by redirected traffic;
- d. All chicanes, curb extensions, roundabouts, and other structures that can be recessed should consider water harvesting for additional storm-water benefits and to help grow native plants.

Policy 2. Improve pedestrian and bicycle facilities.

- a. While sidewalks are required with all new development, explore funding opportunities to enhance maintenance of existing sidewalks and encourage City and Ward Offices to seek funding for all existing pedestrian facilities within the Grant-Alvernon Area to meet ADA standards. Encourage the City to build sidewalks on collector streets, such as Pima, that do not have sidewalks;
- b. Work with Sun Tran to place shaded benches, trees, lighted shelters, trash containers, and cigarette butt disposal containers at bus stops and to explore opportunities for the placement of unique or artistic bus stops in the area;
- c. Encourage the development of additional bicycle routes with proper signage and pavement striping, with emphasis on bicycle connections to other existing facilities surrounding the Grant-Alvernon Area.

- d. Enhance pedestrian and bike facilities per the Move Tucson Plan, the Pedestrian Safety Action Plan, and in compliance with the 2021 Complete Streets Design Guide as funds become available or as triggered by development.

Policy 3. Encourage the inclusion of public art, drought-tolerant landscaping, green infrastructure, and street furniture in the design of roadway improvements.

Policy 4. Country Club Road: Support the funding of improvements that will modernize corridor to include continuous and accessible pedestrian facilities, landscaping, upgraded traffic signals, lighting, enhanced bike lanes, safe crossings, and new pavement. Evaluate potential travel lane to accommodate safety and multimodal enhancements.

Policy 5. Grant Road: Ensure the implementation of the Grant Road Community Character & Vitality Corridor Vision and completion of the Grant Road Corridor Improvement Project.

- a. Encourage Department of Transportation and Mobility to individually notify Neighborhood Associations and the GAAP Update Committee members for inclusion in the public participation process.
- b. Facilitate regional access to businesses to prevent cut-through traffic impacts to adjacent neighborhoods.
- c. Promote consideration of the quality of life in the neighborhoods adjacent to Grant Road, by exploring:
 - i. acceptable means of noise mitigation, such as sound walls and trees;
 - ii. opportunities for residents of the surrounding neighborhoods to access businesses along Grant Road in a safe and convenient manner using multiple transportation modes;
 - iii. inclusion of landscaping, green infrastructure, and art as part of the project to mitigate the impacts of the traffic and heat along Grant Road; and
 - iv. elimination of legally nonconforming signage, including billboards, on the Grant Road frontage.



VII. STORMWATER MANAGEMENT AND FLOOD CONTROL POLICIES

The GAAP planning area is subject to flooding from urban washes. These may be located within existing streets, or in areas of historic development, which occurred in floodplains without the addition of infrastructure, such as storm drains and channels. Because the planning area has been largely built out, the installation of new drainage conveyance systems or large stormwater detention features is generally not feasible. Therefore, the identification of flood risks is an essential step for the protection of life safety and property. Additionally information on flood risks, and other hazards can be found in the Pima County Multi-Jurisdictional Hazard Mitigation Plan, as amended.

Stormwater Management and Flood Control Policies Background

The City of Tucson (Tucson) and the Pima County Regional Flood Control District (District) have taken action to address flooding and access issues within the planning area, including along Christmas Wash. The District has constructed a stormwater detention basin on Richey Boulevard., between Lee Street and Camden Boulevard. This site, Richey Basin, consists of a 1-acre basin managed by City of Tucson's Storm to Shade Program. The Storm to Shade Program also manages Seneca Park, which is located at 3701 E Seneca Street. This park, which is located on a 1.12 acre site, includes a walking path through the park's natural area. Both Richey Basin and Seneca Park are within the Palo Verde Neighborhood.

Infrastructure such as the Richey Basin and Seneca Park can reduce stormwater flows during smaller rainfall events and utilizes flows to create neighborhood shade and amenities. However, lack of financial resources and public spaces limits the amount of flood reduction possible. The northwest quadrant is heavily prone to flooding, including an event that occurred on July 1, 2016, where over 200 homes and businesses were flooded.

The Christmas Wash Watershed Analysis was nearly completed in 2020 just prior to the COVID shutdown. This analysis included a seed list of potential structural and non-structural flood risk mitigation solutions, including a list of 28 for the Palo Verde Neighborhood. Palo Verde has historically been the most heavily impacted neighborhood in the watershed, with the greatest risk being west of Palo Verde Boulevard and north of Pima Street. The final step of selecting one to two projects is yet to be completed.

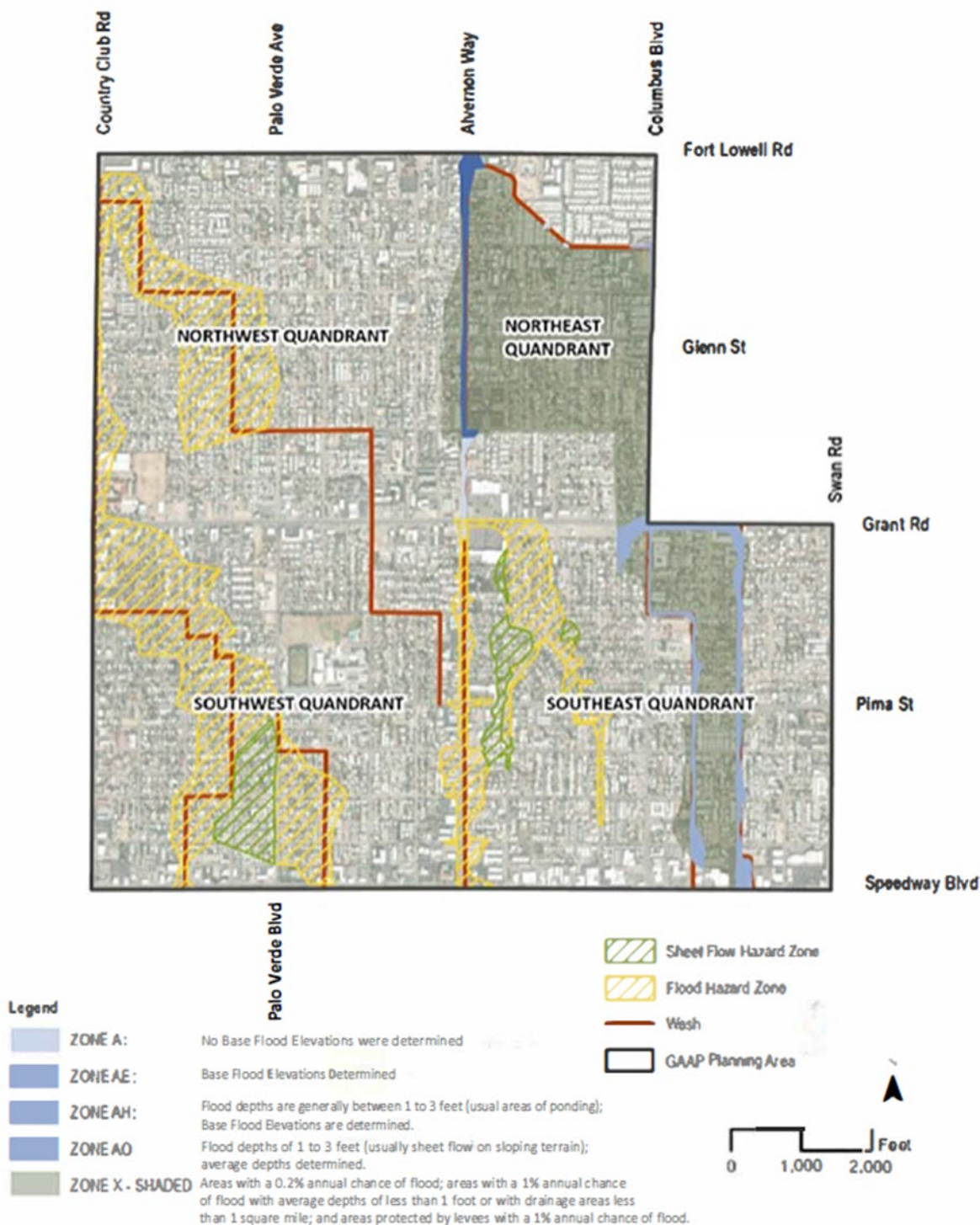
Over the years, the urbanization of the Tucson Basin has resulted in a measurable increase in surface runoff. This increase is a direct result of the reduction in pervious area caused by the increased hardscape such as the paving of streets and parking lots, the construction of buildings on natural vacant land and the development of other physical features that increase the volume and velocity of floodwater along the City's streets and drainageways. Additionally, when the areas in the GAAP were developed, the floodplain management and development standards requirements were not as stringent as what is now required for new development. Therefore, to provide equitable stormwater protection, additional resources and projects are needed in midtown Tucson.

Four washes cross the planning area: Alvernon Wash, Christmas Wash, Columbus Wash, and Midway Wash. The Alvernon Wash begins at 5th Street and flows north along Alvernon Way to Rillito Creek. Christmas Wash begins near Broadway Boulevard and enters the planning area at Speedway Boulevard



along Jones, Howard and Camilla Boulevards west of Alvernon Way and flows northwest to Grant Road where it turns to follow Country Club Road. A small branch of the wash flows north on Edith Boulevard

Figure 14. Flood Risks



Information on specific flood zones is available at <https://www.pima.gov/1671/FEMA-Flood-Hazard-Zone-Definitions>

to Blacklidge and then converges with the main channel at Fort Lowell Road. The wash then continues its northwest flow to Rillito Creek.

Columbus Wash begins at Speedway and flows along Catalina Avenue to Seneca Street turning west to flow along Columbus Boulevard, then west along Blacklidge to a northwest course to converge with Alvernon Wash.

Midway Wash begins at Broadway Boulevard enters the GAAP area at Speedway Boulevard, flowing along Belvedere Ave, east of Columbus Boulevard, turning west to flow along Goyette then west along Glenn Street to join Columbus Wash at Columbus Boulevard.

Stormwater Management and Flood Control Intent Statement

It is the intent of the Stormwater Management and Flood Control Policies to protect development adjacent to floodplains, watercourses, sheet flood areas, and other flood prone areas and to take steps to mitigate existing flooding problems.

C. Sheet Flow

Within the planning area, several neighborhoods experience problems with sheet flow. Sheet flow is the uncontrolled flow of stormwater outside of wash channels or other drainageways. Sheet flow typically occurs in streets and can spread onto the adjacent properties. One of the impacted neighborhoods is located between the Alvernon and Columbus Washes in the area generally bounded by Fair Oaks Avenue on the east, Alvernon Way on the west, Flower Street on the south, and the confluence of the Alvernon and Columbus Washes on the north.

This area constitutes the five-hundred year-floodplain (0.2%) and the portion of the one-hundred year-floodplain (1.0%) with average flood depths of less than one foot.

Another neighborhood that experiences problems with sheet flow is located in the area centered around Palo Verde Boulevard, including Sparkman Boulevard on the west, Richey Boulevard, on the east, Glenn Street on the north, and Grant Road on the south. The Tucson 2021 Christmas Wash Study identifies the flood prone areas. Midway and Columbus Wash also experience periodic sheet flow issues that impact businesses and residences.

B. Flood Hazard Study

The Tucson Stormwater Management Study (TSMS) assigns a high priority to the completion of a Flood Hazard Study for the Alvernon Wash watershed, which includes the Alvernon, Columbus, and Midway washes. The District is completing this study and expects to have preliminary results by 2025. The Flood Hazard Study will better define the extent of the flooding potential. The TSMS recommends the Flood Hazard Study include provisions for public education, with the City of Tucson notifying property owners and residents of potential flooding hazards. The public education element of the study would also include other non-structural stormwater management measures individual property owners or residents can undertake to protect themselves and their property. These recommendations would be in addition to the purchase of flood insurance by owners or the purchase of content insurance by renters.



Policy 1. Encourage a comprehensive approach to Stormwater Management and Flood Control by meeting all development requirements.

- a. Ensure all development to be compatible with stormwater management and Flood Control program requirements. At the time of rezoning submittal, proposed change of use application, or site plan review, the developer shall submit hydrologic/hydraulic studies to identify flooding potential associated with the project. Projects shall not divert flows and shall provide mitigation for increased stormwater runoff due to the development and shall maximize use of green stormwater infrastructure. The study shall demonstrate that the project does not adversely impact public safety, other structures, properties or infrastructure.
- b. Encourage the City of Tucson to allocate Green Infrastructure funds to create detention basin parks along and within areas with the most frequent flooding issues. This may require opportunist acquisition of land and dilapidated structure sales. Roads wider than the City standards (as established in the [City of Tucson Street Design Guide](#)) common in older neighborhoods, should also be considered for asphalt reduction with stormwater chicane basins, “road diets,” etc., to help reduce stormwater runoff volume and to provide for beneficial use of stormwater. This policy will also address traffic calming and enhance green space.

Policy 2. Encourage compatibility of stormwater and Flood Control measures with the surrounding environment.

- a. Promote the utilization of natural appearing materials and drought-tolerant, native landscaping for any detention/retention facilities required for development or redevelopment.
- b. Promote green infrastructure and low impact development techniques such as the use of enhanced stormwater capture designs, including bioswales, water harvesting, and grey water irrigation applications.

Policy 3. Encourage the City, including the Ward III and Ward VI Offices to review annually and work with Pima County Flood Control District (District) to complete the Capital Improvement Program drainage projects.

- a. Columbus Wash Drainage Relief, Phase Two: Storm drain system along Belvedere, from Grant Road to Speedway Boulevard;
- b. Grant, east of Alvernon Way: Spot improvement;
- c. Work with the City and Pima County Flood Control to prioritize structural solutions to mitigate the increased flooding, especially in the area north of Pima Street to Grant Road, and west of Palo Verde Boulevard to Country Club Road and between Swan Road and Columbus Blvd;



- d. Palo Verde Boulevard from Glenn Street to Grant Road: Design and construction of drainage improvements to eliminate local flooding problems;
- e. Pima Street, Alvernon Way to Swan Road: New storm drains to be included as part of road improvement project.

Policy 4. Encourage Neighborhood Associations and the Ward III and Ward VI offices to continue to obtain up-to-date floodplain information, advocate for projects that mitigate flooding and make beneficial use of stormwater to increase tree canopy and green space, to identify washes and flood prone areas on the ground with signage, and advocate for continuing outreach materials to residents.

Policy 5. Whenever possible, combine stormwater infrastructure with green space and park amenities to address limited green space in midtown Tucson and assist in mitigating the impacts of the urban heat island.



VIII. DEFINITIONS

Abutting: Parcels or lots having a common boundary line or touching along a border. Parcels or lots having only a common corner are not considered abutting.

Acre: A measure of area; 43,560 square feet.

Activity Center: An area developed with a mix of land uses in which residential, commercial, employment, and service activities occur in close proximity to each other.

Adjacent: Two (2) or more parcels or lots sharing a common boundary or separated by an alley or other right-of-way twenty (20) feet or less in width. Parcels or lots having only a common corner are considered adjacent.

Administrative and Professional Office: A use which provides administrative, consulting, management, and professional services to businesses and individuals.

Affordable Housing: Housing that is reasonably priced and within the financial means of low- to moderate-income individuals and families.

Associated Parking: Land used solely for the purpose of providing surface parking for an adjacent use; no buildings are allowed.

Buffering: Using design elements such as masonry walls, berms, setbacks, landscaping, building heights, density transitions, and sensitively designed parking areas to mitigate the impact of more intense development on less intense uses.

City Development Review Committee (CDRC): A technical advisory committee, created by the City Manager, with representatives from City departments and non-City public agencies involved in development review.

Cohesion Strategies: Strategies to enhance social relations between residents, but with a specific focus on solving local problems. Programs include strategies such as neighborhood watch to reduce burglary or social groups interested in quality of life.

Commercial Land Use: Land use that involves the retailing and/or wholesaling of products or business services and limited manufacturing activities.

- **Residentially scaled Neighborhood Level:** Commercial uses that are intended primarily to serve a local neighborhood market, and that are similar in scale with the surrounding residential area. Structures may consist of either converted residential structures or new structures limited to a building height of 16 feet. For example, commercial uses for which architectural and site design are guided by criteria outlined within the NC commercial zone.
- **Neighborhood Level:** Commercial uses intended primarily to serve a local neighborhood market; for example, those allowed within NC or C-1 zones.
- **Community Level:** Commercial uses intended primarily to serve an area-wide market; for example, those allowed within C-2 and C-3 zones.



Compatibility of Scale: The relationship of size, height, shape, and setback of development in comparison to adjacent buildings, architectural elements, landscaping, and human form.

Crime Prevention Through Environmental Design (CPTED): A design approach that aims to reduce crime as well as the perception or anticipation of crime. Design strategies seek to prevent opportunities to commit crimes by creating highly visible environments while building community to decrease the motivation for crime.

Density: Number of dwelling units per acre.

- **Low-density:** Average density up to 6 units per acre, primarily single-family, detached residences but may include attached housing units such as duplexes and townhomes; for example, those densities allowed within R-1 zoning.
- **Medium-density:** Density of greater than 6 but less than 15 units per acre, including a variety of housing types, such as single-family homes on small lots, duplexes, townhomes, mobile homes, apartments, and condominiums; for example, those densities allowed within R-2 zoning.
- **High-density:** Density of 15 or more units per acre, including multi-family development, such as townhomes, apartments, and condominiums; for example, those densities allowed within R-3 zoning.

Design Compatibility Report: A supplemental report, submitted with a rezoning application, which addresses design issues identified in the GAAP and compatibility of the proposed land use with existing development.

Development: Any modification of land for change or expansion of use. This includes construction of structures, paving, modification of drainage patterns, etc., as well as redevelopment of land containing such improvements.

Mass: the overall shape of a building or structure.

Mixed-Use: Land use category that encompasses a variety of uses, including those permitted under Commercial, Office, and all Office/Commercial/Residential zones. The mixed-use category fosters the flexible application of development standards for a broader range of uses and design, which is often geared toward transit oriented uses.

Multi-Generational Land Use: Land uses that promote the safety, welfare, education, and recreational activities of children. Examples include community centers, libraries, parks, schools, etc.

Multi-Generational Site Design: Use of design elements that promote the safety welfare, education, and recreational activities of children. Examples of elements that might be used in child-friendly site design including but not limited to highly visible play areas; well-marked, highly visible pedestrian crossings; use of public art that is sturdy, visually interesting, and “hands-on.”

Neighborhood Character: The appearance combined with the feeling one gets in a neighborhood; the neighborhood’s personality comprised of design features, construction age, architectural influences, circulation types, land uses, demographics and community activities.

Nonresidential Use: Commercial use, industrial use, office use, and residentially scaled office use.



Office Land Use: Land use that provides administrative, consulting, management, and professional services to business and individuals; for example, those uses allowed in O-1, O-2, and O-3 zones.

Residentially Scaled Office Use: Administrative/professional office use that is similar in scale with the surrounding residential area, either in converted residential structures or in other structures limited to a building height of 16 feet; for example, offices of the type permitted within the O-1 office zone.

Screening: An opaque barrier designed and constructed to conceal areas used for storage, refuse, mechanical equipment, parking, or loading from the street and public view, or to buffer adjacent land uses.

Street: Any permanent public or private right-of-way, other than an "alley" or "parking area access lane," set aside to accommodate vehicular-travel lanes, parking lanes, bike lanes, pedestrian facilities, utility areas, and other such features whether designated as a street, drive, highway, thoroughfare, road, boulevard, avenue, lane, place, etc.

- **Arterial Street:** A high-level traffic artery, usually carrying in excess of 12,000 vehicles per day, designated on the Move Tucson plan map. These streets traverse the city, connecting with other arterials, freeway exchanges, or bridges to provide travel continuity.
- **Collector Street:** A street which generally carries less traffic than an arterial street, usually in the range of 2,000 to 12,000 vehicles per day and is identified on the Move Tucson plan map. These streets are generally shorter in length than arterial streets and connect local streets to the nearest arterial street while also providing some residential access.
- **Local Street:** A street which has an average daily traffic count of less than 2,000 vehicles and is not designated in the Move Tucson plan. Local streets provide direct residential access as well as neighborhood access to collector and arterial streets.

Territorial Influence: In Crime Prevention Through Environmental Design, territorial influence is a strategy that aims to create a sense of ownership and responsibility in people for space. This can be done by making people feel like they have a stake in keeping the space safe.

Tiny House/ Home: A dwelling that is 400 square feet or less in floor area used as a single, primary dwelling unit. Can be configured as part of a multi-family housing development.

Unified Development Code (UDC): The zoning regulations of the City of Tucson governing the use, placement, spacing and size of land and structures within the corporate limits of the City. The UDC is adopted as Chapter 23 of the *Tucson Code of Ordinances*.

Zoning Application: Application to allow a development that does not meet current regulations to operate or be developed legally on a particular site. Zoning applications include but are not limited to applications for rezoning, special exception, substitution of non-conforming use, and variances.



IX. PLAN ADMINISTRATION GUIDELINES

Plan Administration Background

Some subdivision plats, acreage plots, and separate parcels of land incorporate private covenants and other private deed restrictions. While private deed restrictions are not enforced by the City of Tucson and do not influence action related to certain approvals and decisions (rezonings, variances, etc.), many of the Neighborhood Associations diligently enforce them. Developers should inform themselves of whether such private deed restrictions exist because they may affect/influence parcel development or use of the property.

On occasion, variance requests from the Unified Development Code and applications requesting Substitution of Nonconforming Use, Temporary Use, or Special Exception permits are submitted to the Planning Department for consideration. Although the *Unified Development Code* requires notification of adjacent residents for such requests, these variances are not subject to plan compliance requirements under State statutes. However, when an application is submitted, staff will refer to GAAP policies to formulate staff's position on these applications/requests. Based on whether the variance request complies with the intent of the pertinent GAAP policies, staff may not support the request, support it as requested, or support the request with added conditions that make the variance more palatable.

Plan Administration Intent Statement

These guidelines are intended to identify the responsibilities of the City of Tucson Planning Department, Citizen and Neighborhood Services Office, developers, and the neighborhood association(s) and representatives in the GAAP implementation process.

Guideline 1. Provide for citizen input in the GAAP implementation process.

- a. Rezoning applicants are required to notify and offer to meet with affected Neighborhood Association(s) and adjacent property owners regarding rezoning requests prior to submittal of the rezoning application (UDC Section 3.3.2.2). In more complex rezoning requests, applicants are encouraged to hold additional informational meetings, preferably hybrid, with the affected neighborhood association(s) and adjacent property owners to further communicate with interested parties regarding the rezoning proposal.
- c. Prior to formalizing a development plan, encourage developers/builders to notify and offer to meet with affected Neighborhood Association(s) and property owners for the purposes of obtaining input and recommendation.
- d. Continue to encourage Neighborhood Associations within the planning area to maintain up-to-date records of association representatives with the City's Citizen and Neighborhood Services Office.

Guideline 2. Demonstrate compliance with the GAAP Land Use Policies and the General Design Guidelines in rezoning applications. Any amendments to the GAAP shall follow the process outlined in Section 3.6 of the Unified Development Code.

Guideline 3. Encourage public entities to notify and offer to meet with affected Neighborhood Associations and property owners regarding proposed public facilities and infrastructure projects prior to completion of preliminary design.



APPENDIX I. GRANT- ALVERNON AREA HISTORY

The following narratives are derived from oral history and historical documents. They are intended to illustrate the diverse and historical nature of the 7 neighborhoods. This will allow the community to realize the vision of the GAAP Plan by both providing a direction for future growth and looking at our past.

Cabrini Neighborhood

Because this area was not annexed into the City of Tucson until about 1959, it had a private fire house. This was located at the corner of Blacklidge and Country Club and operated as the Catalina Fire Company from about 1947 to 1959 and those who wanted fire protection, paid \$10 a month. They were a very active fire station and helped with other fires as well as those they were contracted with.

Ft. Lowell had been paved to Campbell for quite some time, but paving didn't come to this area until approximately 1964 when curbs were put in and streets paved.

In 1964 a small family-owned convenience store still operated at the corner of Presidio and Palo Verde roads which would be an interior road in the residential community. There was even a hitching post outside for the kids who rode horses to school.

There were a number of horse stables around this area in from the '30's and well into the 60's but started phasing out in the 70's on the south side of the Rillito.

When they moved to Tucson, Kitty and George Fenster purchased an old adobe home and guest house at Blacklidge Drive, near Country Club Road. In 1944, with encouragement from others, George, whose health had improved, and Kitty, a teacher, opened a private, co-ed school which catered to children with health needs. A special feature of the school was their stables and the ability of the students to go horseback-riding in the neighborhood.

On Presidio Road near the church, a single mule was a staple on a large piece of vacant land right up until the housing boom in the 2000's. It was at that point the land was sold and the mule moved elsewhere.

For the most part, it seems homes started popping up in the area around the 1920's on large lots. The 1930's, 40's and 50's brought a lot of residential building here with businesses mostly along the exterior streets of Country Club, Ft. Lowell, Alvernon and Grant. 57."

The most important structure for the Cabrini neighborhood is St. Frances Cabrini Church at 3201 E. Presidio Road. This church was founded in 1961 and has been a very important part of the community since then. Among many community-minded things it does, it is the home of an active St. Vincent de Paul Society which helps many of the less fortunate around the area. The Cabrini neighborhood chose its name from the Church.

Dodge/Flower Neighborhood

The Dodge/Flower area was originally part of the Mormon Binghampton settlement. Many fruit trees were planted there at the time.



The Dodge/Flower Neighborhood Association was created in 1999 by Joy O'Brien, a resident on Flower; its borders are Palo Verde to the west, Grant to the south, Alvernon to the east, and Glenn to the north with Dodge Boulevard and Flower Street in the center of the area.

It is one of the smaller neighborhoods in the Grant-Alvernon area. It has close proximity to public transportation and there are multiple services nearby, including healthcare, groceries, a gym, etc. Its development and character follow that of all the neighborhoods north of Grant Road.

Doolen/Fruitvale Neighborhood

Soon after the turn of the century, the population that settled around this area were Mormons who migrated here from surrounding areas in Arizona as well as Mexico and was agrarian with fruit orchards (hence Fruitvale) and many other crops. They wanted to stay a safe distance from the City of Tucson proper for fear of persecution. Gradually, Tucson's population spread outward, and people began building homes throughout the area. In general, in a short span of 40 years or so, this area went from critter-saturated desert to a densely populated residential area mostly consisting of single-family homes. Growth continued with lots being divided up and construction now mostly consisting of single-story multi-unit structures. It is now almost wholly populated with rental units. Almost exclusively, businesses are along the major corridor boundaries, although there are apartment complexes mixed in among them.

It is thought that the house at 2455 N Edith used to be the bunkhouse where the seasonal workers lived who came here to pick fruit. The house across the street, 2468 N Edith, was the original house in the neighborhood where the owners of the orchard lived.

A prominent and well-known school in the Doolen/Fruitvale neighborhood is Doolen Middle School, located at the Northeast corner of Grant and Country Club. This was previously known as Catalina Junior High School. The 12-room school was likely constructed in 1942. In 1957, it was decided to name future high schools after the surrounding mountains and the name "Catalina" was given to the new high school on Pima Street. The name of Catalina Junior High School was then changed to Doolen Junior High School. It was named in honor of Coach Bryan C. (Bud) Doolen, a coach at THS for 20 years.

Frank & Edith Morton Boys and Girls Clubhouse: Frank X. Morton believed passionately in the "American Dream." He also believed in the Boys Club because it helped him live that dream. As a young boy, Frank was a member of the Boys Club of San Francisco and credited it with helping him head down the right track by providing a safe place off the streets of the tough Mission District. Being a very direct, "down to earth" person, he chose to invest in Tucson's future and created an endowment for the operation of the Frank & Edith Morton Clubhouse.

North Dodge Neighborhood and Oak Flower Neighborhood

An excerpt from the recollection of an early settler to the area states "There was a wagon road leading from our home to Tucson, six miles away. There was only one house between our house and town. We called it the halfway house. All we could see was catclaw bushes, sage brush, and chaparral. The ground was crawling with rattlesnakes, Gila Monsters, lizards, and tarantulas and we had to keep our eyes on the road to keep the horses from running away." This was approximately 1904 and this wagon road would have gone directly through this area. (This is a rather fascinating site with loads of info: <https://tinyurl.com/34h85e2s>).



What is known as the "Binghampton" area borders on North Dodge, The Church of Jesus Christ of Latter Day Saints church was established in 1910 at Davidson school. In 1927, construction on the chapel was begun at 3750 E. Ft. Lowell and the LDS church was finished and dedicated in 1935. It has continuously operated since at his location, a valued part of the community.

The Davidson School, which is still operating today though in a different location, was originally the "Davidson Place" and the original Mormon family that settled the area, lived in it from approximately 1900 to 1904. The school was named for Alexander Davidson, who invested in real estate in the Davidson school area and who donated the land for the original school.

The present-day Davidson school is technically slightly out of boundaries but has had enormous influence on the area and elementary children from this area still attend this school. This site provides detailed history of the Davidson School: <https://tinyurl.com/ycyz4vvf>.

Garden District Neighborhood

"Ten minutes from Tucson" the area that would one day become Garden District neighborhood was, in the 1920's and 30's, scattered homes, ranches, and farms. Skilled journeyman driver Bill Cheesbourg was born in 1927, at his family's adobe home at Columbus and Lee. He won his first race, a Soap Box Derby, on A Mountain as an 11-year-old. He completed the Indy 500 six times and holds the record for the most cars passed on the first lap. In 1992, he was inducted into the Tucson Raceway Hall of Fame's first class.

In 1931, Bernice and Rutger Porter started Desert Gardens Nursery on the corner of Grant and Maple (Alvernon) Boulevard. The Porters built a lovely home surrounded by an oasis of beautifully landscaped gardens. Bernice donated the property to the City of Tucson and in 1983, the Tucson Botanical Gardens opened for "the development of a botanical garden to serve as a horticultural center, a sanctuary for wild birds, and as a center for education."

In 1946, in response to the post WWII building boom, Louis Wilson built one of the first subdivisions in Tucson, Frontier Village, at the intersection of Pima and Maple (Alvernon). "150 two- and three-bedroom homes with front lawns and shrubs" were built by 1950. The streets were curvilinear to slow traffic and create a safe, attractive, landscaped neighborhood for children and families.

Garden District homes and businesses bordered by Speedway Boulevard and Pima Street were annexed to the City in December 1955 and from Pima Street north to Grant Road in March 1959. During the 1970s and 80s, infill, lot splits, and zoning changes created more R2 and R3 properties. Many single-family homes were torn down to build inexpensive multi-family units. Absentee landlords and ill-maintained rental properties became and continue to be an issue in some sections of Garden District.

By the 1990's, Garden District had become a high-risk neighborhood with issues with crime and areas of poorly maintained properties. Some residents formed a neighborhood association to 1.) Maintain Pima as a residential street, instead of the proposed five high speed lanes, and 2.) To build a library with a focus on children. In 1997, the MidTown Neighborhood Association was formed - a one square mile neighborhood with boundaries Grant to Speedway and Alvernon to Swan. The original Board was Martha Cooper, Kha Dang, Brad Holland, and Margaret Leonard.



The Association immediately worked closely with Molly McKasson at Ward VI to write a \$150,000 Grant to purchase the property for a new Library. After years of hard work by many residents, the dream became a reality and Martha Cooper Library was built. It is now one of the most heavily used libraries in all of Pima County. In 2024 the library was remodeled, and has now nearly doubled in size.

Within a few years, the neighborhood association felt that the name “MidTown” did not reflect the neighborhood’s values or character. The name was changed to Garden District Neighborhood Association (GDNA), as a nod to Tucson Botanical Gardens, a “gem” within our boundaries, and as a guiding vision for the culture and appearance neighborhood residents wanted to create in the future.

Garden District also worked closely with Wright Elementary School. For years, neighborhood meetings and potlucks were held monthly at the school. Kha Dang, AKA “King of Clubs”, organized many clubs at Wright to benefit the children and families, such as the Bike, Lego, Computer, Origami, and Chess Clubs.

Over the years, residents wrote Federal, State, county, and local grants and worked hard to improve the appearance, safety, and quality of life in Garden District. Major projects with far-reaching impacts were a grant for construction of sidewalks on both sides of Columbus Blvd. and building the Pima Pedestrian Path by replacing a frontage road on the north side of Pima St. with sidewalks and vegetated water harvesting basins. Other grants included: playground equipment for Wright Neighborhood Park, traffic-calming roundabouts, chicanes, and speed tables, water harvesting basins with curb cuts, home repairs for low income residents, and hundreds of trees planted. In 2011, Brad Holland donated a portion of his property located at 1933 Bell Ave. to create a Community Garden.

Garden District residents consider the Tucson Botanical Gardens, Martha Cooper Library, and John B. Wright Elementary as our “gems”. Almost 7,000 residents from 3500 households live in GDNA. There is a large immigrant and refugee population, and it is a highly pedestrian neighborhood with a variety of services and businesses within easy walking distance. In 2025, the neighborhood had a rental rate of 75%. The Garden District Neighborhood Association has affirmed that preservation of existing residential neighborhoods and uses is a major priority, as is improving livability, safety, and stability of residents.

Garden District has become known as a vibrant, active, welcoming neighborhood in the heart of Tucson. Now we are recognized for our engaged, friendly residents, proximity to services and transportation, our annual Porch Fest, Child-centered events, green infrastructure, monthly crime meetings with police, six Little Free Libraries and a Little Free Plant Stand, a weekly email newsletter, and twice a year plant swap.

Palo Verde Neighborhood

Until the early 1930s, the 1.12 square mile area now called Palo Verde neighborhood was decidedly rural in nature, characterized by uneven desert terrain, scrubby creosote bushes, thorny mesquite and Palo Verde trees, and water-carved arroyos. It was outside Tucson city limits and didn’t even rate inclusion on a Sanborn Fire Insurance Map.

In the 1930s, there was an "artists' colony in Palo Verde". This was later disputed by a historian at the Tucson Historical Society, who determined that there was no official artists' enclave -- just a few creative



residents who happened to be writers or musicians. A focal point of the community was the Palo Verde Market, 1402 N. Palo Verde Blvd.

Eventually dubbed “Camden-Palo Verde Neighborhood,” the remote landscape nonetheless attracted a certain type of adventurous soul. Prominent residents included land speculator and home builder John Murphey, who later played a key role in developing the affluent Catalina Foothills. Residing here was his business partner – noted Swiss architect Josias Joesler, who designed some of Tucson’s most beloved buildings, including St. Philip’s in the Hills Episcopal Church and historic Broadway Village Shopping Center. Joesler built homes on Fairmount Street. His own family’s home still stands near Jones Boulevard. Another of the Joesler-built residences eventually became home to psychiatrist Dr. L. Cody Marsh – a pioneer in the concept of group therapy for the mentally ill.

Like much of the city, development accelerated in Palo Verde neighborhood following the end of World War II. Affordable suburban homes were built to accommodate returning military veterans, East Coast transplants and Tucson’s growing population.

One military neighbor, Leslie McQuary, began as a teacher in Sugar Tree, MO. World War II interrupted his teaching career, and he spent the next three years with the U.S. Army's 32nd (Red Arrow) Division, seeing over 600 days of combat in New Guinea and the Philippine Islands, where he was awarded the Bronze Star for Valor and the Presidential Citation while fighting on the Verde Villa Trail. In 1950, he and his family moved to Palo Verde neighborhood, after accepting a teaching position at Sam Hughes School. In 1951, he became the first principal of Holladay Elementary, and in 1953 he became the first principal of Peter Howell School, a position he held for 25 years until his retirement in 1978.

Tucson Unified School District selected the neighborhood to be the site of the city’s third high school. Catalina High School opened in 1957, intended for 2,000 students. The school was designed by architect Nicholas Sakellar -- a U.S. Army Air Force veteran who moved here in 1947 and was notable for helping introduce modern architecture to Tucson. His firm designed, among other projects, the award-winning Wilmot Branch Library, and the First Methodist Church adjacent to the University of Arizona campus. By 1962, 3,800 students were enrolled in double sessions. In 1979, a 50-meter (Olympic size) swimming pool was constructed on the CHS campus.

In 1963, the First Annual 4th of July Parade was founded by a group of women around Camden St. for their families and the neighborhood children. The parade celebrated its 61st year in 2024.

Palo Verde Neighborhood Association was formed in June, 1993 by a group of neighbors wanting to maintain Pima St. as a residential street with the homes having grass and landscaped front yards, instead of a five-lane road to accommodate increased traffic. In 1997, the neighbors rallied again to stop construction of a multi-acre mobile home park in the northwest quadrant.

From 2006-08 neighbors worked closely with the City of Tucson, Ward VI, and Pima County District 5 on numerous Back-2-Basic & Reinvestment Grants for streetlights on the designated bike path along Palo Verde Blvd., from Grant Rd to Speedway Blvd, as well as lighting around the perimeter walking path at Catalina High. Also funded were numerous roundabouts with native plants, plus speed humps and speed



tables throughout the neighborhood to mitigate speeding traffic, improve the streets appearance, safety, and quality of life for neighbors. Additional grants from Ward VI and WMG provided water capture street side basins created on streets subjected to flooding during the monsoons, plus a project at Catalina High School. These slowed runoff from the school grounds into the already overburdened Northwest Quadrant of the neighborhood.

In 2014, a successful grant from the city allocated funding to develop a one-acre desolate parcel of land into a beautiful natural pocket park with 3 huge retention basins to alleviate sheet flow from the south side of the parcel to the north side which dumped the runoff into the Christmas Wash. Neighbors in conjunction with Watershed Management Group constructed the Palo Verde Pocket Park over two weekends, planting 28 trees, 68 shrubs, spreading mulch, doing rockwork around the basins and developing walking paths with gravel. What was once a weedy lot now is an integral part of the neighborhood community for gatherings and family outings.

Over the years, Catalina High School would find itself at the center of controversy. In 1991 and 2012, Tucson Unified School District proposed its closure. Community outcry and advocacy saved the school. During 2016-2017, the Washington DC - based National Center for Educational Statistics reported Catalina High School's population at 734 students. Again, neighbors garnered support to keep the school open. The considerable amenities within the school were a huge draw for the community: lighted tennis courts, two skate parks, running track, softball field, Olympic-size swimming pool, tot playground with covered jungle-gym, grass area and ramada with a B-B-Q, all available during non-school hours to the public and bound by an Inter-Governmental Agreement.

Palo Verde Neighborhood has approximately 7,000 residents from 3,600 households. Due to its proximity to the University and Banner Hospital, it is an attractive location for the many residents who work there, or use the bus routes to downtown and Pima College. Home rentals account for approximately 45% of the neighborhood.

The Palo Verde Neighborhood Association has affirmed that the preservation of existing residential neighborhoods and uses is paramount, to improve livability, safety, and stability of residents. Homes have various architectural styles, primarily "poetic adobe," pueblo revival and mid-century red-brick ranch style. The neighborhood has many churches of various denominations, ethnic restaurants, small businesses, private schools, and many social services. There are three natural "parks" with retention/detention basins built to alleviate the flooding caused by Christmas Wash. Two were funded and build by Pima County Flood Control District to help alleviate flooding during monsoon rains.

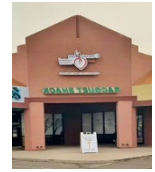
Palo Verde faces challenges, as do all our central city neighborhoods, but also boasts a wide selection of housing options, with easy access to the University of Arizona, Banner-University Medical Center, Pima Community College, Tucson Medical Center and historic Tucson Botanical Gardens. The neighborhood is also recognized for engaged neighbors and businesses, proximity to services and transportation, green infrastructure, 4 neighborhood natural parks and green spaces, the 4th of July Parade, monthly crime meetings with police, Little Free Libraries and Plant Stands, a newsletter, plant swap, and...neighbors helping neighbors.



APPENDIX II. COMMUNITY ASSETS LIST

Cabrini Neighborhood (CN)

- CN-1 **CONNECTIONS VINEYARD CHURCH,**
3150 E Fort Lowell Rd is a non-denominational Christian Church located in the Cabrini neighborhood.



- CN-2 **LIVE THEATER WORKSHOP,**
3322 E Fort Lowell Rd, produces inclusive, accessible, and affordable professional theatre and theatre education that entertains, educates and enlightens children, adults, and families. LTW is a nonprofit 501(c)3 organization.



- CN-3 **ST. FRANCES CABRINI - OUR LADY OF LAVANG CATHOLIC PARISH,**
3201 E Presidio Rd, mission as a Catholic church and school located in the Cabrini neighborhood.



- CN-4 **PRESIDIO COMMUNITY GARDEN,**
3438 E. Presidio Rd is a Tucson Community Garden featuring 31 garden beds, which are located behind a private home in Cabrini Neighborhood. This site holds a native pollinator garden, flowers, and a shared herb garden.



North Dodge Neighborhood (ND)

- ND-1 **ARIZONA BLOOD & CANCER SPECIALISTS,**
3700 E. Fort Lowell Rd, is a non-profit organization that specializes in medical and radiation oncology, hematology, diagnostic imaging, and breast health and surgery.



- ND-2 **CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS,**
3750 E Fort Lowell Rd, was constructed to serve the large Mormon population of this area. The chapel was completed in 1928, and the church was finished and dedicated in 1935 and has been operational ever since.



- ND-3 **TUCSON GEM AND MINERAL SOCIETY,**
3727 E Blacklidge Dr, is a non-profit organization established in 1946, which encourages interest and study in geology, mineralogy, lapidary, and allied earth sciences.



- ND-4 **ACADEMY ADVENTURES MIDTOWN,**
3025 N Winstel Boulevard, is a K-5 public charter school which advertises small class sizes, allowing more attention to be given to each child. Academy Adventures Midtown does not focus on test scores, but rather the entire child, and provides social-emotional learning classes for their students.



- ND-5 **JOAN MCNAMARA CENTER: COMPASS HEALTH CARE INC.,**
2950 N. Dodge Boulevard, is a residential drug rehab facility that specializes in the treatment of mental health and drug abuse and provides detoxification with short-term treatment and inpatient care.



Doolen/Fruitvale Neighborhood (DFV)

DFV-1 SPARKMAN BUTTERFLY GARDEN,

Located in front of the Tucson Electric Power Substation. Doolen/Fruitvale Neighborhood received a \$2,500 grant to partner with TEP and Tucson Botanical Garden to create the butterfly garden.



DFV-2 DOOLEN MIDDLE SCHOOL,

2400 N Country Club Rd, is part of the Tucson Unified School District. The school has an Advancement Via Individual Determination (AVID) program, which aims to close the achievement gap by preparing all students for success in a global society, a Gifted and Talented Education program, and interscholastic sports.



DFV-3 DOOLEN COMMUNITY GARDEN AT DOOLEN MIDDLE SCHOOL,

2400 N Country Club Rd, Doolen Community and School Garden is located at Doolen Middle School. This garden has 24 plots, some of which are used by the students and teachers at the school.



DFV-4 FRANK AND EDITH MORTON BOYS AND GIRLS CLUBHOUSE,

3155 E. Grant, Frank X. Morton believed passionately in the “American Dream.” Frank was a “down to earth” person and chose to invest in Tucson’s future by creating an endowment for the operation of the Frank & Edith Morton Clubhouse. The clubhouse, which is located on the campus of Doolen Middle School is a collaboration effort with Tucson Unified School District.



Dodge/Flower Neighborhood (DF)

DF-1 **LIGHTHOUSE CHURCH INTERNATIONAL,**
2568 N Palo Verde Boulevard, is a Christian Church.

DF-2 **PLAZA ARBOLEDA: RESCUE WELLNESS LLC,**
2502 N Dodge Boulevard, provides a variety of health and wellness services including concierge urgent care, weight loss programs, nutrition services, physicals, lab testing services, and IV therapy.



DF-3 **EI RIO HEALTH,**
3655 E. Grant Rd, is a national model of excellence in healthcare and to improve the health of our community through comprehensive, accessible, affordable, quality, and compassionate care. El Rio provides patients with integrated comprehensive quality of care with the ongoing vision to optimize their overall health and quality of life.



Oak Flower Neighborhood (OF)

- OF-1 **OUR FAMILY SERVICES,**
2590 N Alvernon Way, mission is to eliminate homelessness and strengthen our community. A *crisis shelter for abused, homeless, and runaway teens* (ages 12 – 17).



- OF-2 **BIG BROTHERS, BIG SISTERS OF SOUTHERN ARIZONA,**
2552 N. Alvernon Way, in 2024, is remodeling two buildings for a new facility to create a more accessible, inviting, and functional space for youth and their mentors to meet and play. They will have a “mentoring activity center” for youth (Littles) and adult mentors (Bigs) to meet, plus areas for cooking, crafting, playing games and homework.



Palo Verde Neighborhood (PV)

- PV-1 **SONORA ENVIRONMENTAL RESEARCH INSTITUTE (SERI),**
3202 E Grant Rd, is a community-based, nonprofit created as a community participatory research institute dedicated to providing unbiased research to disadvantaged and marginalized communities to solve their environmental challenges and build healthy and safe neighborhoods. SERI partners with neighborhoods that are under economic, environmental and health stress.
- PV-2 **SOUTHERN ARIZONA ASSOCIATION FOR THE VISUALLY IMPAIRED (SAAVI),**
3350 E Grant Rd, is a 501c3 IRS approved non-profit agency with offices in Tucson, Yuma, and Phoenix, Arizona. (SAAVI) is a statewide agency serving thousands of blind children, adults, and seniors throughout the state of Arizona.
- PV-3 **LUTHERAN SOCIAL SERVICES OF SOUTHERN ARIZONA,**
3364 E Grant Rd, is a non-profit organization that works to stabilize people during crises and transitions and help people.
- PV-4 **TUCSON COMMUNITY CONNECTIONS,**
3522 E Grant Rd, is a qualified Service Provider contracted with the State of Arizona, Department of Economic Security, Division of Developmental Disabilities (DES/DDD). Offering our services for people who experience one or more of the following life challenges; autism, cerebral palsy, epilepsy, or intellectual disabilities.
- PV-5 **COMMUNITY MEDICAL SERVICES,**
2351 N Alvernon, service opioid treatment center provides addiction treatment tailored to those in need.



- PV-6 **IGELISA FUENTA DE VIDA,**
2200 N Dodge Boulevard, is a Christian church that recently relocated from Old Pascua. The services are done in Spanish.



- PV-7 **BOOK OF LIFE COMMUNITY CHURCH,**
2151 N. Palo Verde Boulevard, is a non-denominational Christian Church. Built in 1960 it started as Palo Verde Baptist to be a place of prayer and to accommodate their K-12 schools.

- PV-8 **SENECA PARK,**
3701 E. Seneca Street, is a one-acre park created in response to a 2016 flood that impacted 200 homes. Pima County Flood Control District and the District 5 office-built retention/detention basins on the property. The walking path is heavily used on a daily basis. Tucson Parks & Recreation maintains the pathways, and the City of Tucson Storm to Shade maintains the rest.



- PV-9 **EBC, EMMANUEL CHURCH AND ELEMENTS CHURCH,**
1825 N Alvernon Way, is a Christian church located in the Palo Verde Neighborhood since 1946. Emmanuel serves the neighborhood community by hosting various social events, such as the Fall Festival, and supporting JB Wright and Blenman Elementary Schools with annual backpack, shoe, and school supply drives. They offer an active community basketball program, weekly food distribution, a clothing closet for the homeless, and a children's library open to the community. Emmanuel also hosts the monthly Alvernon Grant Initiative (AGI) and offers meeting space to them and others in the community. Elements City Church is located on the Emmanuel campus.



PV-10 **CHRISTIAN FAITH FELLOWSHIP,**
1900 N Country Club, is a historic church built in 1960–1961. Its primary character-defining feature is a thin-shell concrete hyperbolic paraboloid roof. Its walls have floor-to-ceiling glass windows and aggregate concrete. The church building features notable Modern Movement and sculptural Expressionism style elements in its design. The building was added to the National Register of Historic Places in 2008.



PV-11 **CATALINA HIGH SCHOOL,**
3645 E Pima Street, is a part of Tucson Unified School District. The school has an Advancement Via Individual Determination (AVID) program, fine arts, interscholastic sports, and Career & Technical Education (CTE) program.



PV-12 **CATALINA HIGH SCHOOL SKATE PARK AND TENNIS COURTS,**
NE corner of Pima and Palo Verde, are available to the public through an Intergovernmental Agreement, but only during hours when school is not in session.



PV-13 **CATALINA HIGH SCHOOL TOT PARK AND POOL,**
2005 N. Dodge, is a small park on the east side of Catalina High on Dodge Boulevard. The playground equipment is open to the public for use at any time. The pool has limited hours.



PV-14 **SOUTHERN ARIZONA CENTER AGAINST SEXUAL ASSAULT (SACASA),**

1600 N Country Club, provides support for Survivors of Sexual Assault, Rape, and Harassment in Southern Arizona.

PV-15 **CODAC HEALTH RECOVERY AND WELLNESS,**
1600 N Country Club, provides outpatient mental health services.

PV-16 **RICHEY RETENTION/DETENTION BASIN,**
1508 N Richey Boulevard, was the direct result of the 2016 flood of Christmas Wash. The property sits on the wash and pulls water from the street into the natural park and its walking path.



PV-17 **TMM Family Services,**
1550 N. Country Club Drive, provides community leadership throughout Southern Arizona through the provision of affordable housing in a comprehensive manner. TMM's mission is to provide quality, affordable housing, essential education, and stability for qualifying low-income seniors, single parents, and veterans.

PV-18 **KHALSA MONTESSORI SCHOOL: CAMDEN CAMPUS,**

3244 E Camden Street, is a community of children, families, and school staff which work together to provide an integrated Montessori education in a caring environment. It offers children and parents a public education alternative in the Tucson urban area, offers children a challenging holistic education using multiple intelligence and an emergent curriculum, and creates an environment that allows children the opportunity to develop academic, social, and physical excellence.



PV-19 **PVNA POCKET PARK,**
3330 E Fairmount Street, is a 1-acre area shared with a Tucson Water utility that was built with basins to capture stormwater and alleviate sheet flow from Willard to Fairmount Streets and bring a green space to the neighborhood. This empty weedy lot was changed through the vision of a group of neighbors who applied for and received a Conserve-2-Enhance Grant. It was built in conjunction with Watershed Management Group and Palo Verde Neighborhood.

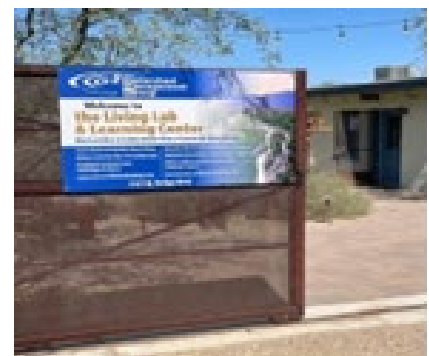


PV-20 **HELPING OURSELVES PURSUE ENRICHMENT (HOPE),**
1200 N Country Club Road, is a specialty provider offering hope to those in need through the provision of professional peer-driven behavioral health services. HOPE's Mission is to deliver recovery-based community services using empathy from our own experiences to ensure every individual achieves the most fulfilling life possible.



PV-21 **AMERISCHOOLS ACADEMY,**
1150 N Country Club Rd, strives to create and maintain a safe and inviting learning community to support both students and families. Our goal is to develop lifelong learners who are compassionate, culturally sensitive, effective and responsible citizens.

PV-22 **WATERSHED MANAGEMENT GROUP (WMG),**
1137 N Dodge Boulevard, develops community-based solutions to ensure the long-term prosperity of people and health of the environment. We provide people with the knowledge, skills, and resources for sustainable livelihoods.



PV-
23 **THE LOFT CINEMA,**
3233 E Speedway Boulevard, has been a mission-driven, membership-supported nonprofit arts organization since November 2002, serving the greater Tucson area and all of Southern Arizona. The Loft screens new independent and foreign films and documentaries, along with classic art films, and offer interactive events and International and children's film festivals. Every year The Loft Cinema has dozens of community partners working to create community and raise awareness of a myriad of issues.



Garden District Neighborhood (GD)

- GD-1 **LIVING FAITH CHRISTIAN CENTER,**
4108 E North Street, is a non-denominational ministry
and foodbank that serves the Grant-Alvernon area.



- GD-2 **TUCSON BOTANICAL GARDENS,**
2150 N Alvernon Way, is a public nonprofit botanical
garden. Founded in 1974, and housed on the historic
Porter Property, the mission of the Gardens is to
connect people with plants and nature through art,
history, science and culture. Tucson Botanical Gardens
is a Tucson major attraction. The Garden occupies
nearly 6 acres at 2150 N. Alvernon Way, near the
center of the Grant-Alvernon planning area. Bordered
on the west by Alvernon Way, and to the east by
Sycamore Street, the property is surrounded by both
single-family residences and a commercial shopping
center.



- GD-3 **YUME JAPANESE GARDENS OF TUCSON,**
2130 N Alvernon Way, is located in a house
constructed in 1926. Yume's mission is to provide a
haven of greenery and tranquility for the Tucson
community. Visitors are immersed in rich layers of
Japanese culture and heritage through diverse garden
landscape designs, production of traditional Japanese
festivals, ceremonies, and performing arts.



- GD-4 **GARDEN DISTRICT'S (GD2) COMMUNITY
GARDEN AND KHA DANG PARK,**
1933 N Bell, is part of the mission of Tucson
Community Gardens to build community gardens
where Tucsonans grow food, work and learn together,
and nurture well-being. Started in 2011, the property
was donated in honor of Gabrielle Giffords who at that
time lived in Garden District across the street from the
garden property. In 2024, the GD2 property was sold to
the City of Tucson as the site of a future community
garden and public green space. At the time the GAAP



was approved, the City of Tucson did not have dedicated funds to develop or maintain the property as a green space or park, so it will remain under the care of Community Gardens of Tucson until funds are available.

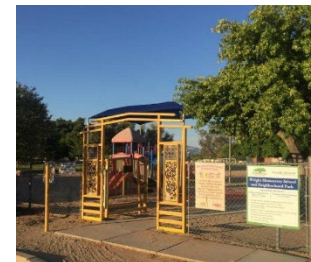
- GD-5 **JOHN B WRIGHT HEAD START,**
2080 N Columbus Boulevard, takes children aged three to five, preparing them for elementary school. Child-Parent Centers is inspired by the Reggio Emilia approach, which focuses on students and self-guided curriculum.



- GD-6 **JOHN B WRIGHT ELEMENTARY SCHOOL,**
4311 E Linden Street, is a part of Tucson Unified School District. Wright features programs such as Arabic, Girls on the Run, Opening Minds through the Arts (OMA), Advancement Via Individual Determination (AVID), Gifted and Talented Education, and a garden.



- GD-7 **JOHN B WRIGHT PARK,** the playground of 4311 E Linden Street, The play equipment and playground of Wright Elementary School are open to the public for use as a park through an Intergovernmental Agreement, but only during hours when school is not in session.



- GD-8 **EASTVIEW CHURCH OF CHRIST,**
4606 E Pima Street, is a Christian church located in the Garden District Neighborhood.

- GD-9 **MARTHA COOPER LIBRARY,**
1377 N Catalina Ave, is one of the most heavily used libraries in the Pima County Library system and is located on the corner of East Fairmount Street and North Catalina Avenue. Built in 2006, a major renovation in 2024 almost doubled the size of the library and the services it can offer the community. Martha Cooper was founder of the Midtown Neighborhood Association (later changed to



Garden District NA). She was instrumental in numerous neighborhood improvement projects, including playground equipment and a desert plants garden at Wright Elementary School.

GD-10 CODAC HEALTH, RECOVERY AND WELLNESS

4585 E. Speedway Boulevard, is a community health organization that offers access to professional and welcoming behavioral health and primary care for adults. Primary care providers, psychiatrists, nurses, medical assistants, therapists, case managers, peer support specialists, and other staff work together to treat the whole individual in one single location.

