



# Five Points Intersection A Gateway to the City

Presented by:

The Drachman Institute  
College of Architecture and Landscape Architecture  
The University of Arizona  
Corky Poster, Director  
Ariel Fisher, Student



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A photograph of a paved walkway lined with trees and parked cars, overlaid with a semi-transparent white filter. The scene is bright and sunny, with long shadows cast across the path. The text 'Introduction' is centered in the upper half of the image.

# Introduction

## Purpose

The intersection of 6th Avenue, Stone Avenue, and 18th Street, commonly known as the Five Points Intersection, is undergoing a facelift and beautification process. The street is being repaved, sidewalks replaced, and new traffic signals installed to redirect traffic along the existing roadways. 6th Avenue south of 19th street has already benefited from similar renovation efforts, and the difference in appearance is dramatic.

The Five Points Business Coalition has additionally proposed to distinguish the intersection as a gateway feature. The members of the coalition approached the Drachman Institute with the challenge of designing a gateway feature that will highlight the site.

The Five Points Intersection is a point of interest for a number of reasons. Aside from being one of the main avenues into downtown from South Tucson, it is also located at the juncture of four historic neighborhoods: Armory Park, Barrio Viejo, Barrio Santa Rosa and Santa Rita Park.

The configuration of the intersection also adds to its unique quality. The intersection is bordered on all sides by a diversity of businesses and landowners. The design studies that follow seek to integrate heritage, design, transportation and landscape to celebrate this intersection.

# Scope

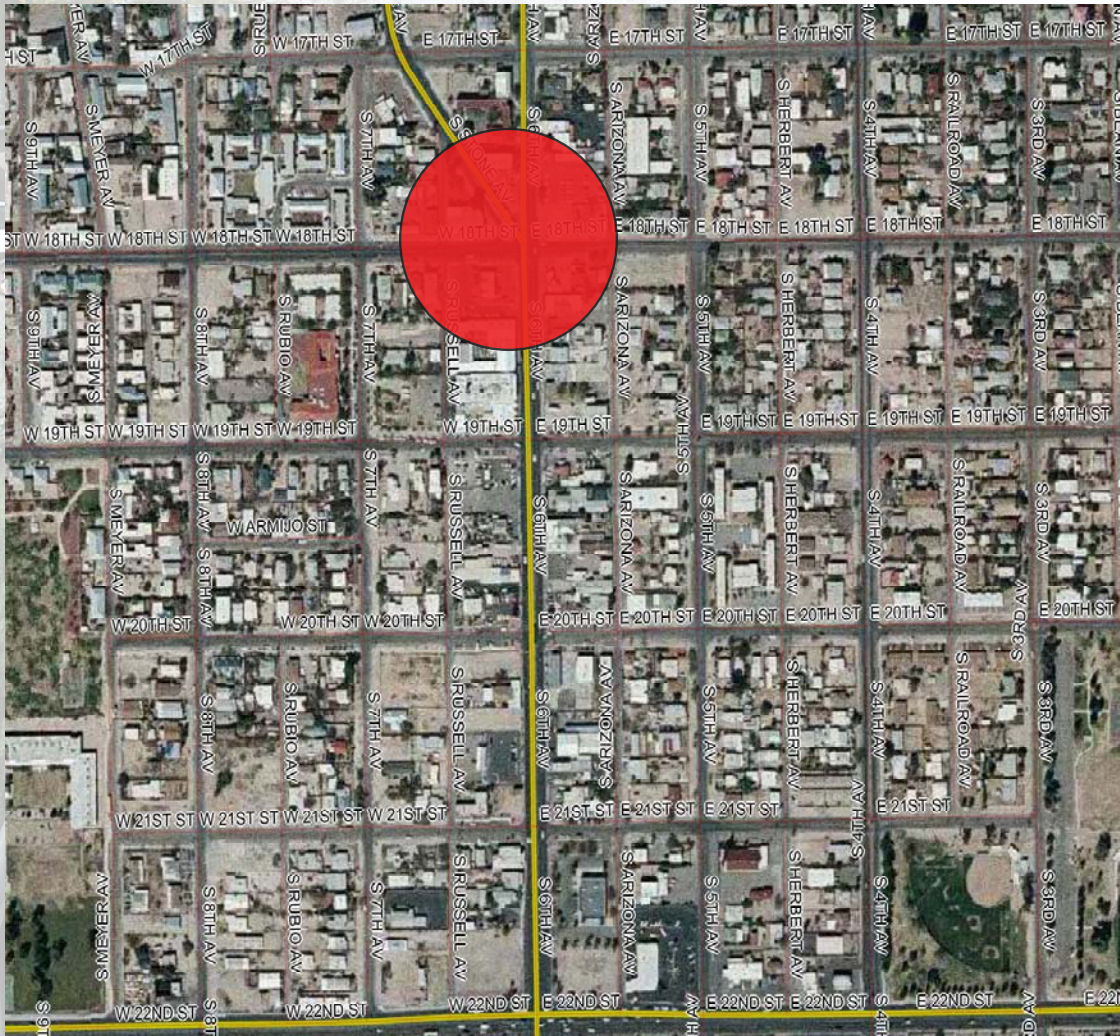
The scope of this project includes the intersection of 6th Avenue, Stone Avenue, and 18th Street. The extents of the analysis will include the four surrounding historic neighborhoods and Stone and 6th Avenues north and south of the intersection.

Issues to be addressed at the intersection include building and sidewalk deterioration, side street parking on 18th, lighting, and street side and sidewalk vegetation.

## Stone 6th

18th

22nd



## Project Goal

To create an iconic gateway feature for the intersection of 6th, Stone and 18th which speaks about the history of the area while encouraging people to stop and experience the space and acting as a gateway to downtown Tucson.

## Objectives

- Speak about the history of the area and the association with historic preservation neighborhoods nearby.
- Facilitate public use of the space through creation of shady areas which mediate the extreme temperatures of the heat island
- Create a gateway feature that increases awareness of the area while providing a transition to the urban center of Downtown.
- Encourage development and beautification of surrounding properties in order to form a cohesive commercial center
- Create a local destination for residents of surrounding neighborhoods



## Community Design Process

Four meetings and presentations were held with The Five Points Coalition.

This project reflects the values and of the community and responds to their vision for the area.

Key community ideas for the Five Points Gateway include:

- Recognize the historic districts that meet there.
- Improvement appearance and use of the existing Cezar Chavez Park
- Streetscape improvements, including landscape & lighting
- A Physical gateway
- Restoration of iconic gasoline station
- Recognition of history of family businesses.



## Feedback From Community Meetings:

- Residents like the idea of a gateway across entire street.
- People wish to make strong reference to neighborhoods.
- Original idea was for the buildings to form the gateway feature.
- Removal of the billboards would improve the overall appearance of the intersection.

## Challenges:

- Confined back-of-curb space restricts the construction of large built features.
- A large vertical feature could interfere with the sight lines to street signals and businesses.

## Ideas

- Vertical Gateway feature framing the intersection from all five points.
- Unique feature on each corner.
- Traditional street sign motif.
- Traditional lamp posts to hold signs.
- Incorporated shade feature into corner feature.
- Sculptural feature with narrow base
- Incorporate shape of intersection into design.

# Analysis

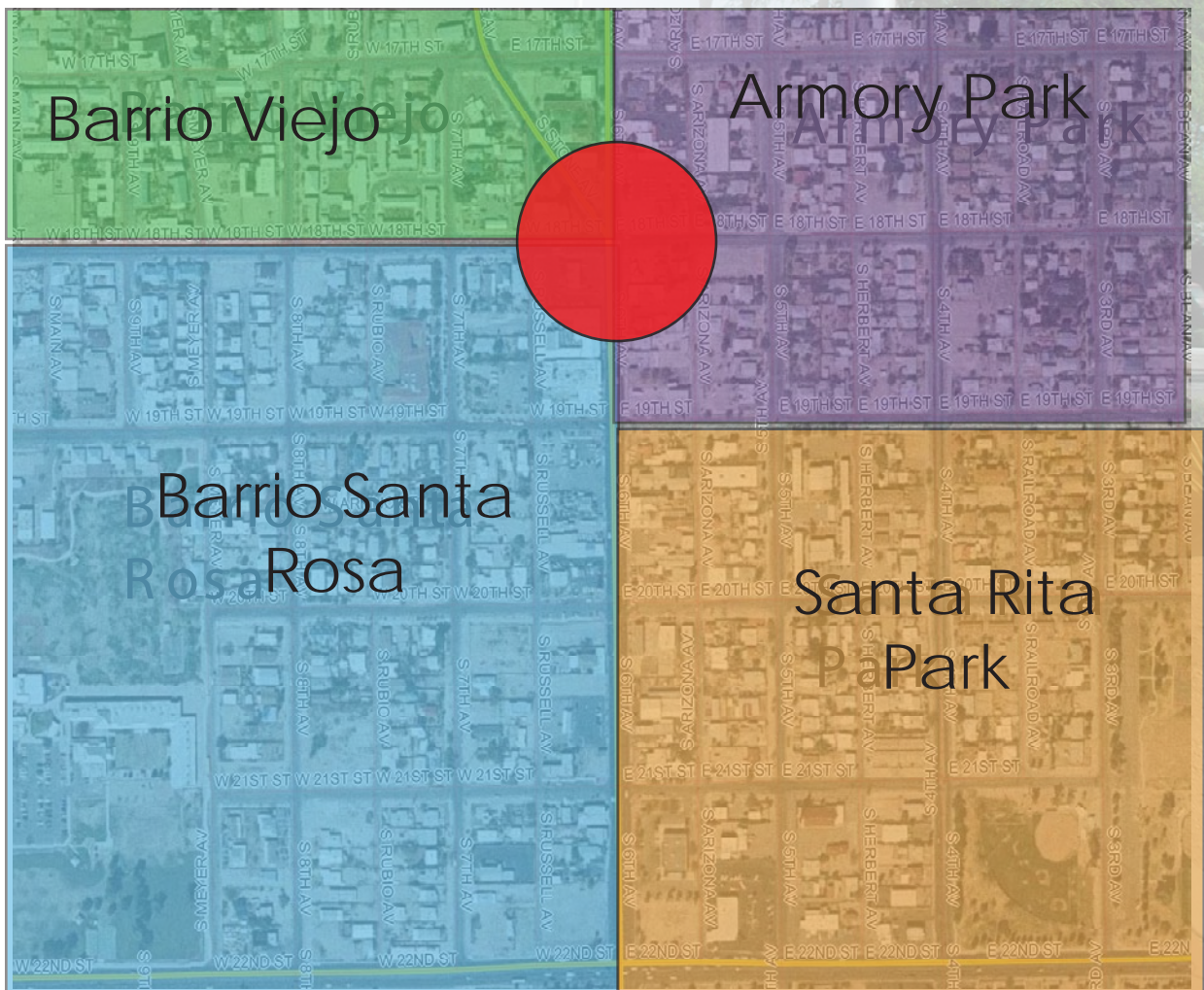


# Neighborhood Context

This intersection lies at the juncture of four neighborhoods, two of which, Barrio Viejo and Armory Park, are City of Tucson historic preservation districts.

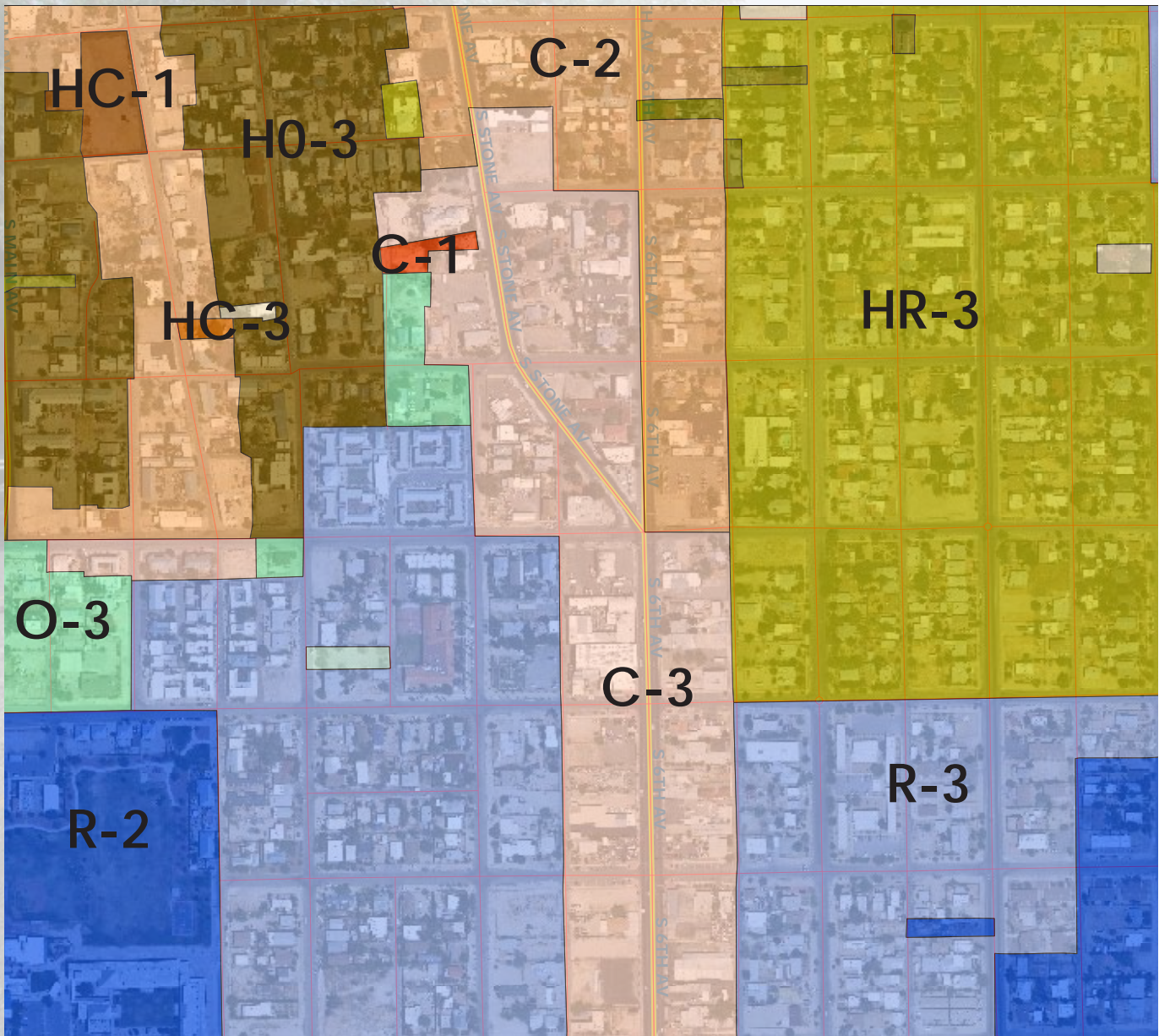
The site lies between South Tucson and Downtown, and is commonly used as a route into Downtown.

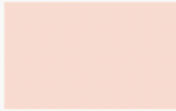




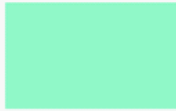

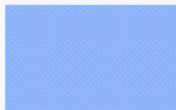
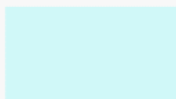
Businesses on the site represent a diversity of commercial, residential and social functions which form the foundation of a rich cultural center.



# Zoning

The Zoning around the Five Points areas is primarily general commercial, with residential areas within half a block on the east and west. to the east and northeast lie historic preservation districts, while to the west high density residential areas.

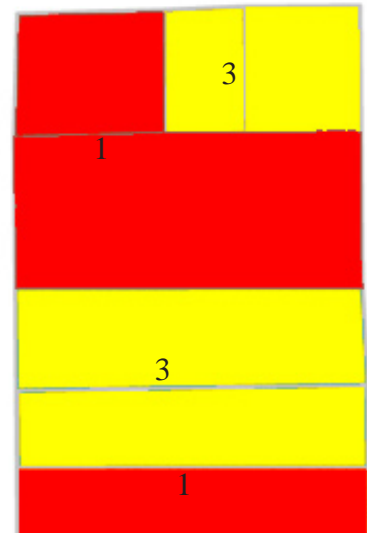
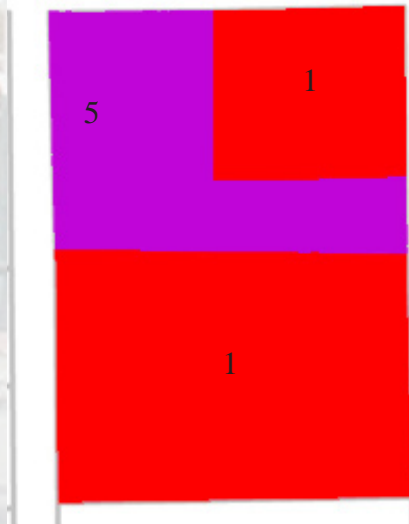
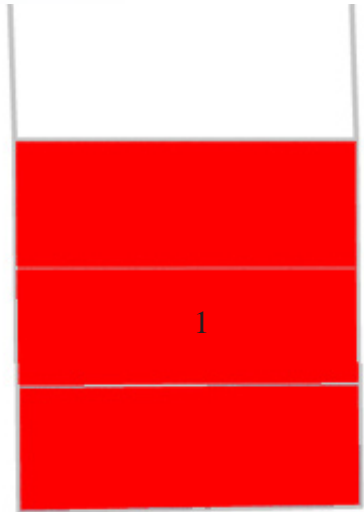
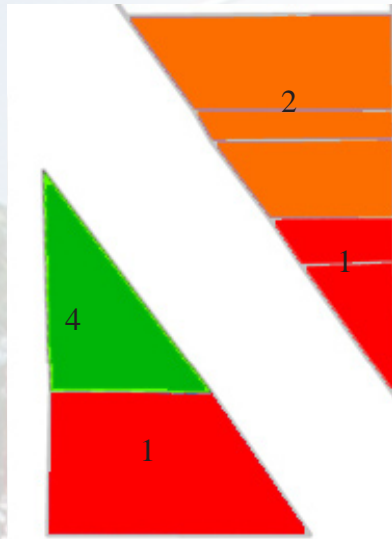


<b>C-1</b>		Local Commercial:
<b>C-2</b>		General and Intensive Commercial:
<b>C-3</b>		Retail commercial with wholesale, nightclubs, bars, amusement enterprises. Full automotive uses, limited manufacturing and residential permitted.
<b>HC-1</b>		Historic Preservation District
<b>HC-3</b>		Historic Preservation District
<b>H0-3</b>		Historic Preservation District
<b>HR-3</b>		Historic Preservation District
<b>O-3</b>		Office: Professional and semi professional office
<b>R-2</b>		Medium Density Residential:
<b>R-3</b>		High Density Residential: Apartment Houses: single-family development permitted
<b>P</b>		Parking: Off street parking at or below grade

# Land Use

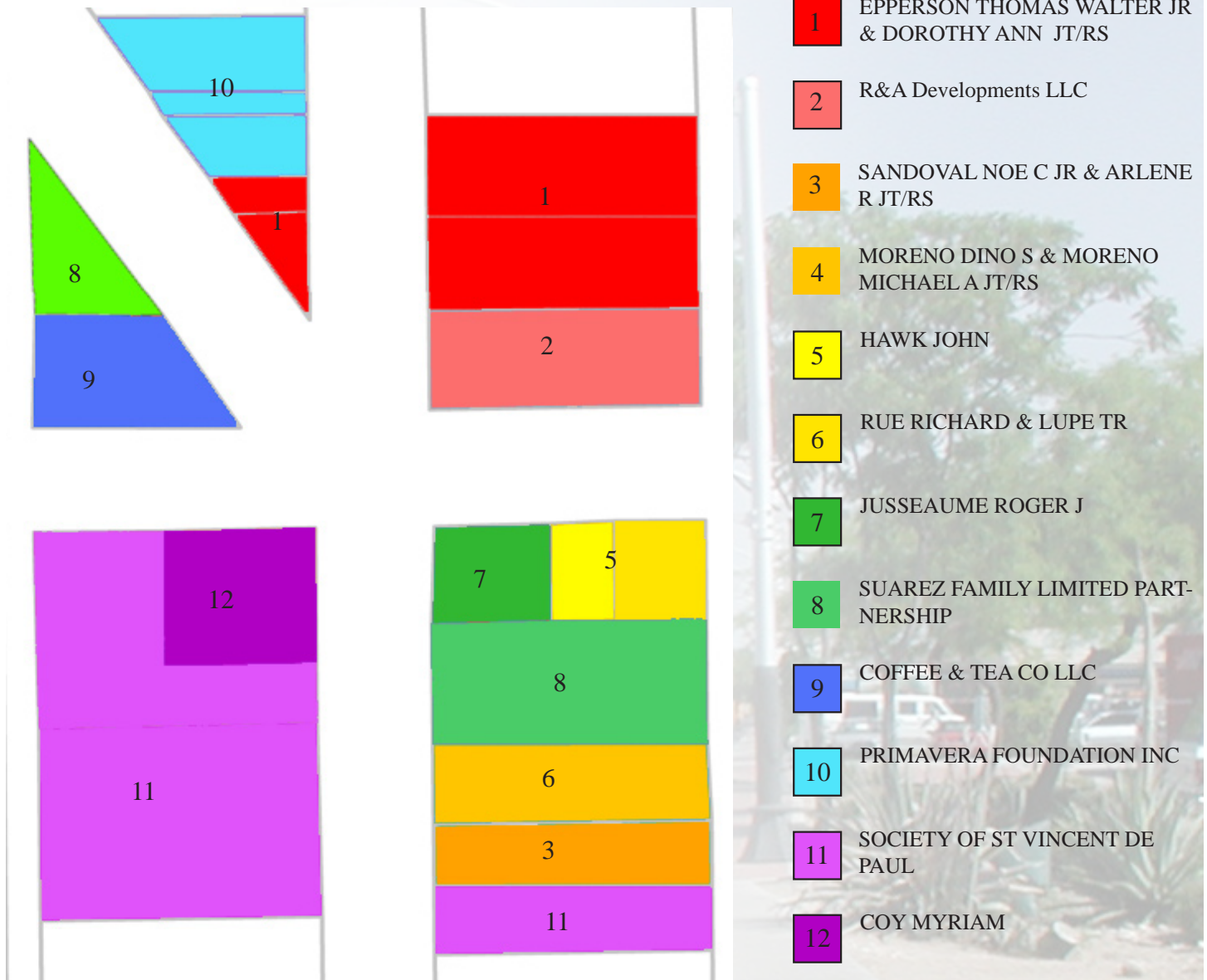
While the ownership is diverse, the number of land uses represented by the different properties is limited to five. The main land uses along the intersection are commercial and residential, with single areas for parking and park use.

-  1 Commercial
-  2 Residential (Medium Density)
-  3 Residential (Low Density)
-  4 Park
-  5 Parking



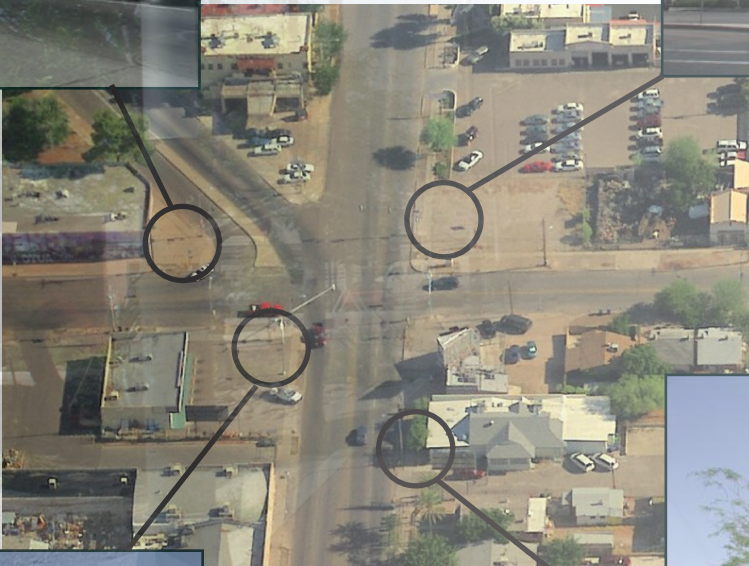
# Land Ownership

There are twelve different owners of the land within one block of the Five Points Intersection alone. This, with the addition of the four historic neighborhoods, leads to an incredible diversity of interests and backgrounds. This diversity can lend personality to the intersection and increase the richness of the area.



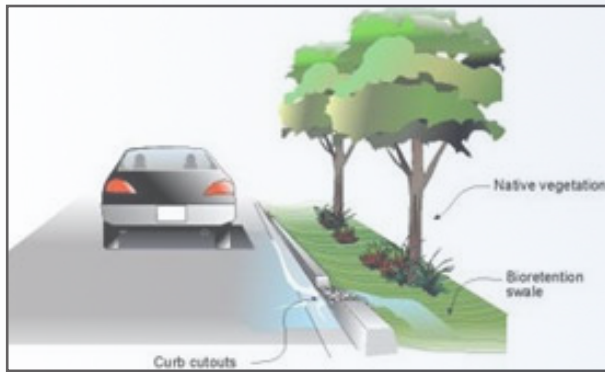
# Vegetation

There are a number of areas where vegetation could be introduced to the site. These are shown below. Many of these areas are on both public and private land, so they would need to be implemented with the permission of the appropriate government organizations and land owners.





## Need for Vegetation



- Vegetation is essential to human comfort.
- Mediates urban heat island effect.
- Promotes pedestrian circulation in the area
- Water harvesting ensures vegetation survival.



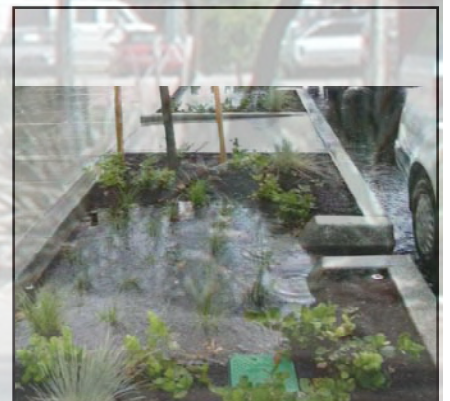
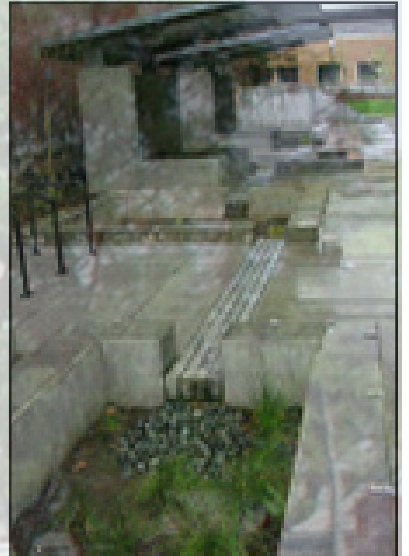
# Water Harvesting Techniques

- These images depict water harvesting efforts in Portland, Oregon.
- With curb cuts and sunken planting areas rainwater can be harvested from the streets
- A version of this type of water harvesting feature could be introduced to the site.



# Water Harvesting Techniques

These are examples of water harvesting measures being enacted in Portland, Oregon.



## Challenges of Water Harvesting Features:

Because we experience such dramatic high water events, the proposed vegetated water retention basins would need to be combined with a conventional drainage system to prevent flooding. These pictures show the water harvesting feature at the new College of Architecture and Landscape Architecture building off Speedway on the University of Arizona Campus. The 2007 monsoons completely filled the feature, demonstrating the large quantities of water which may fall during a single storm event in Tucson.





## EXISTING CONDITIONS

# Approaches

The main approach to this intersection is along 6th from the south. Because 6th becomes a one way street at this intersection, the vehicular approach from the north is along Stone. After road improvements 6th will become a two way street, so an approach from the north is also to be considered

Secondary approaches to the intersection are from the east and west along 18th Street. These approaches are important because they are the main approaches to the intersection on foot from street parking along 18th Street.



# Exposure

Currently the Five Points Intersection is almost entirely exposed to the extreme sun and temperatures of Arizona summers. This makes the area almost uninhabitable for pedestrians during half of the year.



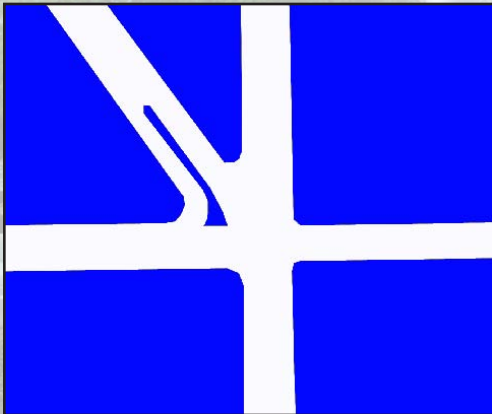
# Assets

Five Points has a number of assets which can be used to create a unique and stimulating space. These include the following

- Historic gas station: This building, while currently in disrepair, could be restored and become a focal point of the intersection
- Proximity to prominent neighborhoods: The relationship of this intersection to well known historic and cultural neighborhoods allow for a variety of influences that will add personality to the space.
- The unique form of this intersection: This unusual configuration of spaces creates a foundation for creative use of space and iconic forms in the landscape.



Historic Photograph





## Coalition Concerns

There are some areas of the intersection which are in need of mediation. These include:

- Run down appearance of buildings: This condition, while unfortunate, can in many cases be mediated with something as small as a fresh coat of paint.
- Lack of streetscape improvements: As mentioned before, while this situation is currently problematic, it also provides an opportunity for the intersection to develop a unique identity.



## Coalition Concerns

- Vacant lots around site: These spaces tend to attract litter and loitering. On the other hand, they provide opportunities to increase the green space around the intersection by creating a network of pocket parks.
- Unattractive fencing and lot litter: This condition is not too prevalent around this intersection, and can be mediated through the use of wrought iron fencing instead of chain link, or the use of screening shrubs to camouflage a fence. Lot litter is a basic condition which can be mediated by basic maintenance or, when unavoidable, by more shrub screens.



## Coalition Concerns

- Lack of vegetation: This is one of the main contributing factors to the heat of the intersection. 6th Avenue south of 19th Street has a uniform planting palette of oaks, and north of 17th Street is lined by dense older trees. This one neglected space is in need of vegetation. In one space street side mesquites have been planted. A unified planting palette along these lines would enhance the aesthetic of this intersection substantially.





PROPOSED CONDITIONS

# Proposed Sidewalk Sections

The Five Points Intersection is about to undergo a major physical transportation renovation. The new proposed sections along Sixth and Stone Avenues are important because they dictate the available locations for the proposed gateway features.

12.1 Feet of concrete sidewalk with no soil buffer

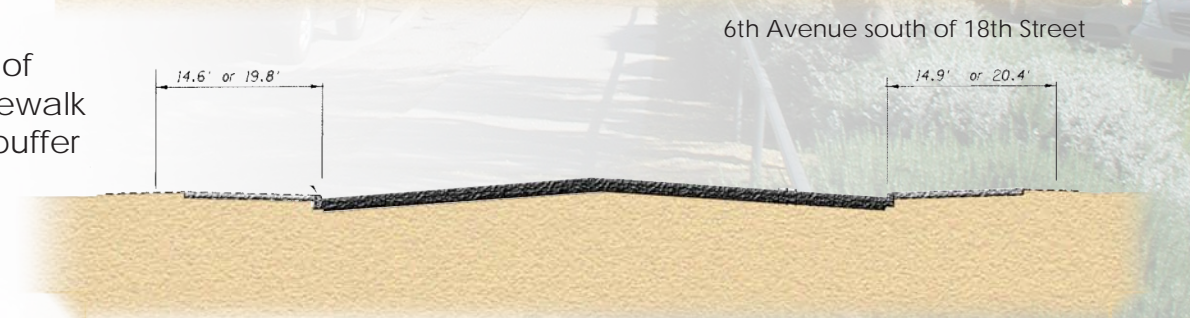


6 Feet of concrete sidewalk with 3.6 feet soil buffer



6th Avenue north of 18th Street

14 to 20 feet of concrete sidewalk with not soil buffer



6th Avenue south of 18th Street

12.1 Feet of concrete with no soil buffer

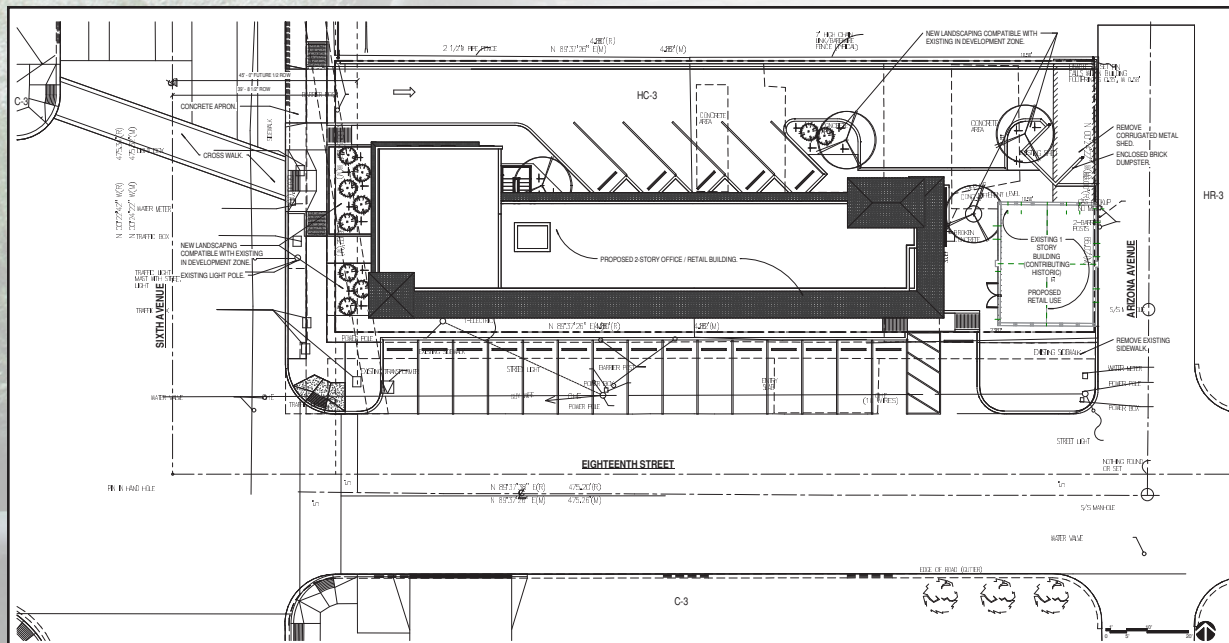


18th Street

Stone Avenue North of 18th Street

# Proposed Structure

(NE Corner of 18th Street and 6th Avenue. Laos Family, Owner, The Architecture Company, Architects)



# Final Design Proposal



# Final Concept: Gatespan with Corner Walls



A physical gateway spans and frames each roadway at the Five Points intersection, combined with gateway walls to form monumental features that cross and frame the street.

Gateway walls incorporate light poles. Flags/signs attach to the poles and are illuminated at night.





Northeast corner of 6th Avenue and 18th Street



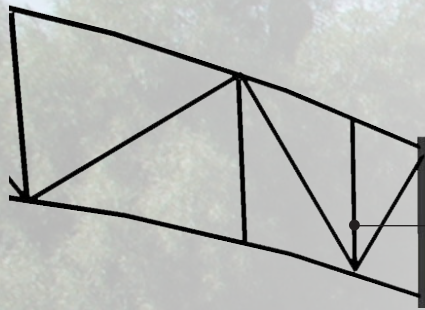




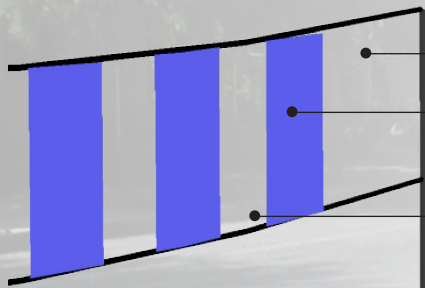
The following are examples of gateway walls.

Each a blank slate, with options for cladding, color, and art left to the discretion of the surrounding neighborhoods and the Five Points Coalition.

Each Feature incorporates a version of the Five Points Theme or Symbol, be it historic or neighborhood-based.



Truss for 6th Avenue Arch: Engineered Steel Truss



Cables for Draped Arches: Steel Cable

Panels Between Cables: Enamel-Glazed Steel Plates

Lighting Between Panels: Christmas "Icicle" Lights

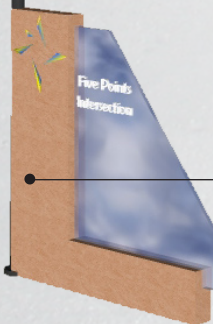
Light Poles: Steel or Aluminum



Light Fixtures: Globe fixtures Oriented to Match Existing Traditional Lamp Posts



Banners: Plastic Banners to Announce Seasonal Events



Wall Base: Concrete Masonry Unit Base with Cladding on Surface

## Solid Wall

Palette of surfacing options for the wall feature

- Stamped Tile
- Sandstone
- Brick Patterning

Wall may be solid with art placed on the surface



# Wall Variations

## Simple Wall:

Palette of surfacing options for the wall feature:

- Blue Plaster
- Brick
- Large Tile

Wall inset may be glass or a piece of two dimensional art.

Glass may come in a number of colors. Shown here in yellow.



# Wall Variations

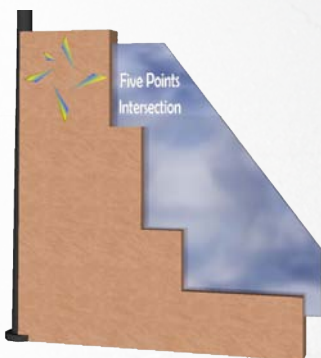
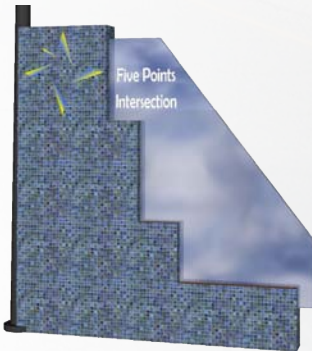
## Stepped Wall:

Palette of surfacing options for the wall feature:

- Rose Plaster
- Small Tile Mosaic
- Flagstone

Wall inset may be glass or a piece of two dimensional art

If glass, the feature may be lit from within and etched with art



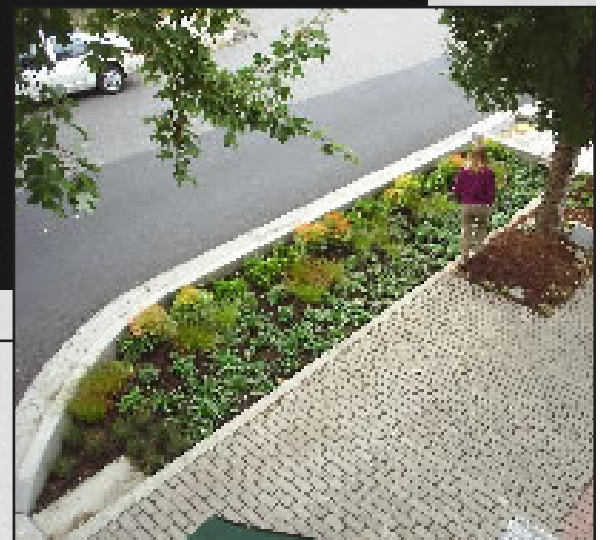
# Vegetation Locations

The introduction of vegetation would improve the intersection by mediating the heat island effect and making a more comfortable pedestrian environment. There are a number of areas where vegetaton could be introduced.





Native desert plants of the smaller planting areas which might not receive as much water.



## Proposed Vegetated Areas:

Retention basins on the west corners of 18th street and 6th Avenue would hold large amounts of water. Recommended vegetation would all be desert adapted, so it would require little to no water after the first year.



# Appendix



# Design Inspiration



# Gateways and Monuments

Gateway features can be expressed through a number of styles. These range from small scale to grand, and from traditional to contemporary. The following are a number of interpretations of a gateway:



Oxbridge Home Zone:  
Lowestoft, Suffolk, UK



Ames, Iowa



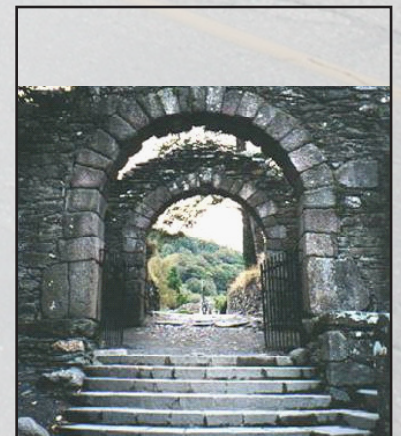
Shrub Hill, Worcester, MA



Kirkhill, UK



Marbury Arch,  
Norhtwich, UK



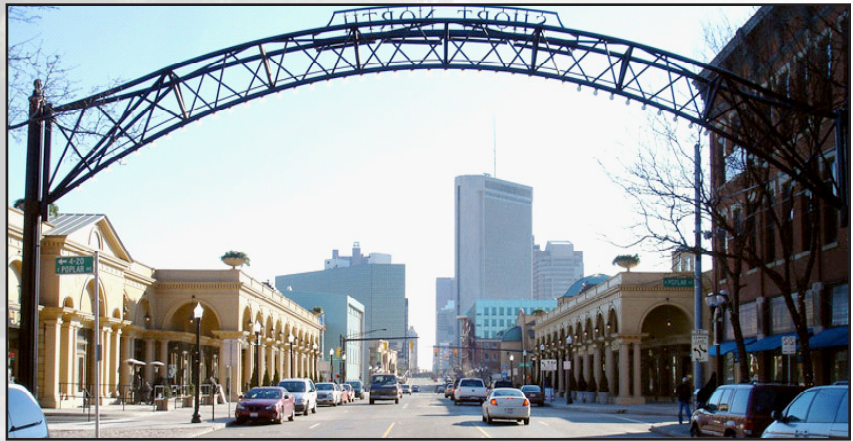


Glendalough, County Wicklow, England



Auckland City, New Zealand

Solana Beach Design District,  
San Diego, California



Durham,  
North Carolina

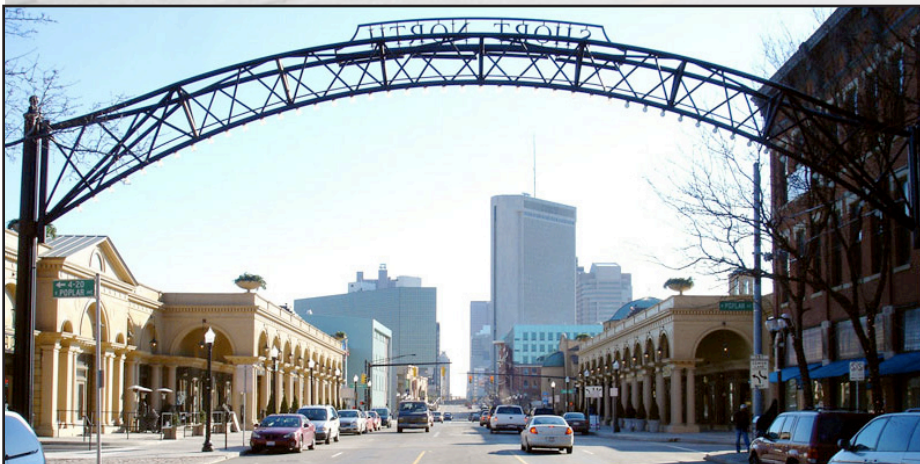
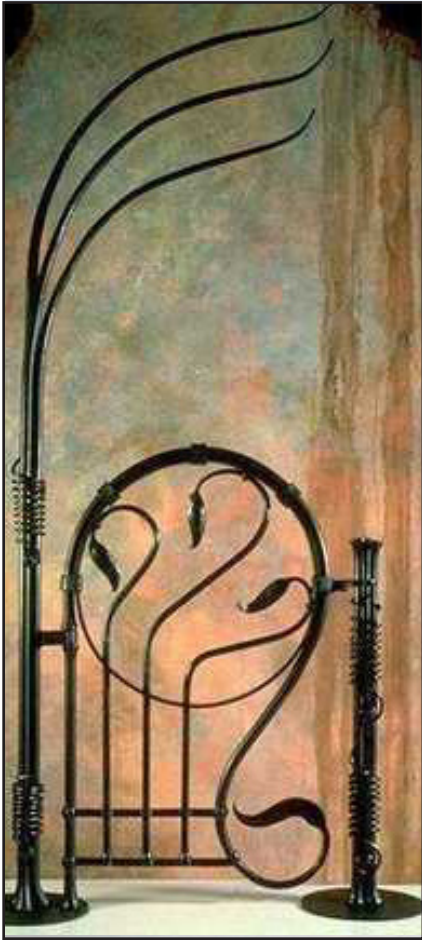
Highland Park, Des Moines, Iowa



# Features



# Wrought Iron





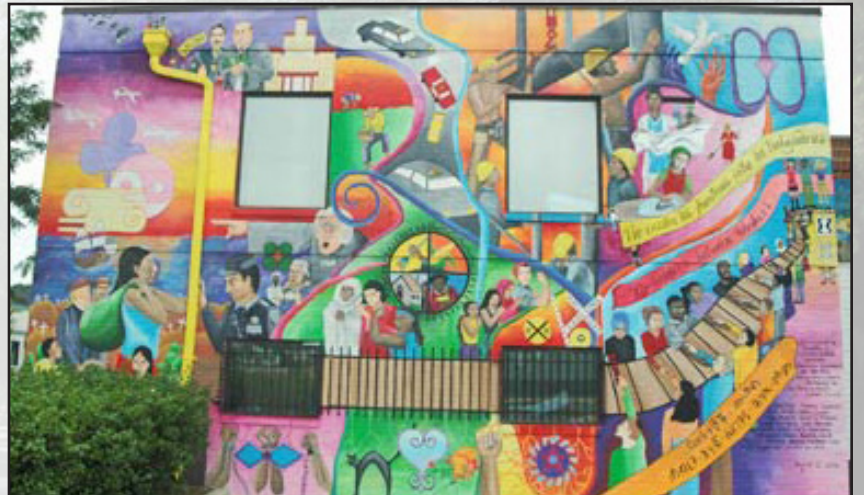
# Adobe



Mosaics



# Murals



## Early concepts:



## Five Monument Points

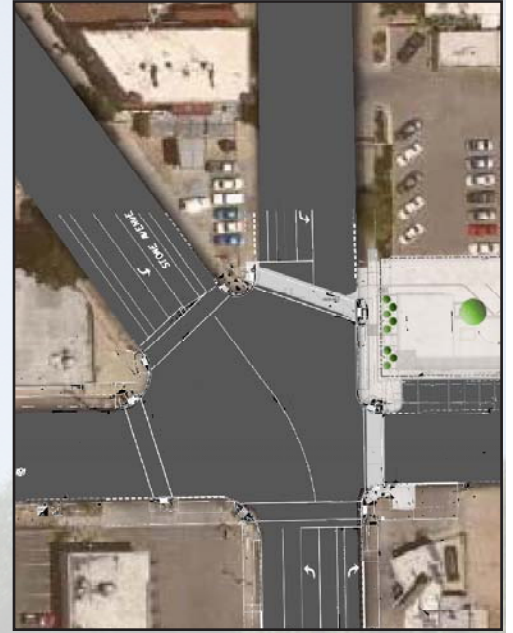
This concept involves creating a series of monuments which would be located on each of the corners of the intersection. These markers could relate to five periods of history of the area:

- Native American
- Spanish Missionary
- Mexican Territory
- American Territory
- Statehood

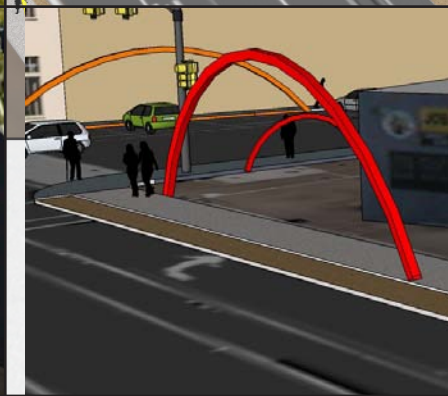
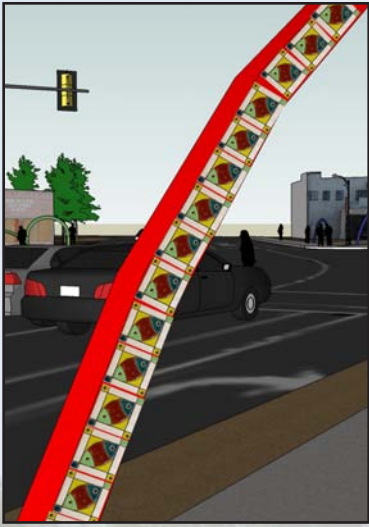
## Five Neighborhood Points

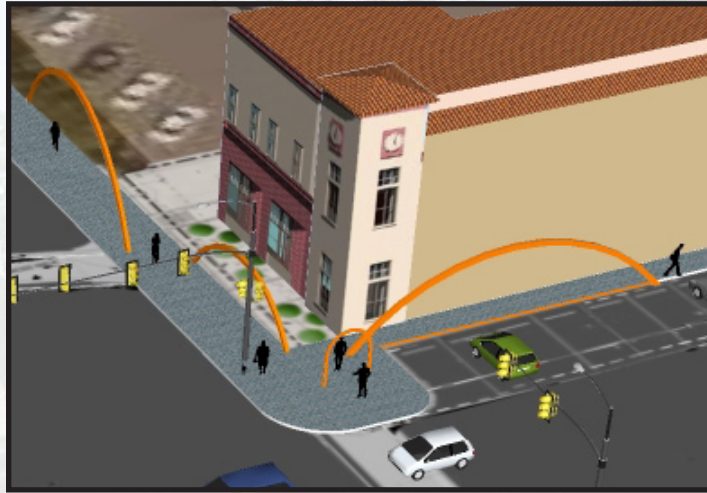
This concept proposes a number of gateway features which would cross the street and frame the intersection. These gateways would relate to the neighborhoods surrounding the intersection.

- Barrio Viejo
- Santa Rosa
- Santa Rita
- Armory Park
- Downtown



# Arcoiris





# Draped Arch



View North from South 6th

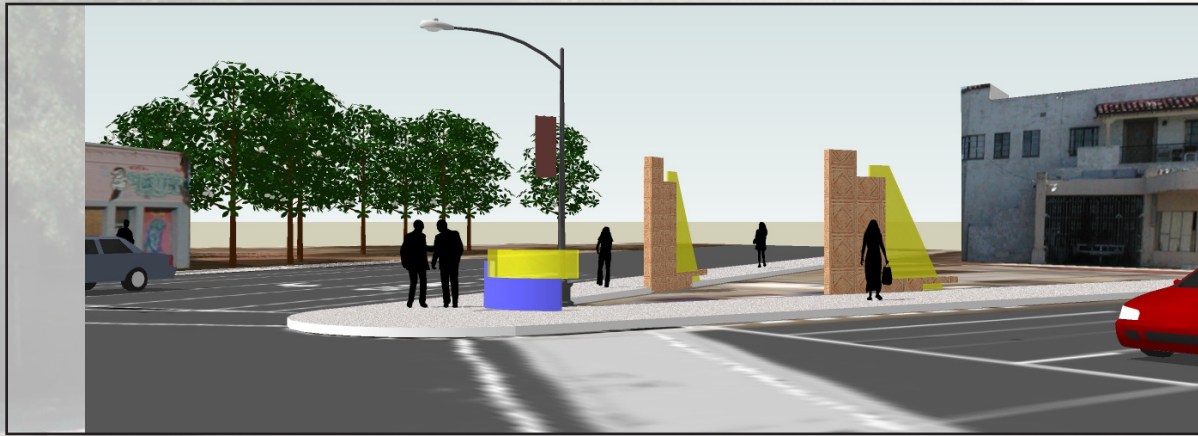
Avenue







# Gateway Walls



Corner of 6th Avenue and Stone Avenue

