



CITY OF
TUCSON

HOUSING & COMMUNITY DEVELOPMENT



AMPHI HOUSING FIRST RESOURCE CENTER

PLANNED AREA DEVELOPMENT

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PLANNED AREA DEVELOPMENT

250 West King Road
Tucson, Arizona 85705

Submitted to:

CITY OF TUCSON

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CITY OF
TUCSON

HOUSING & COMMUNITY DEVELOPMENT

AMPHI HOUSING FIRST RESOURCE CENTER

PART I: INTRODUCTION + POLICY

I. INTRODUCTION + POLICY

Like several other cities across the country grappling with increased homelessness amidst the ongoing housing crisis, over the last five years, according to results from the 2023 Point in Time Count of Persons Experiencing Homelessness and Shelter/Supportive Housing Utilization in Pima County, AZ, the City of Tucson has seen a 60% increase in persons experiencing homelessness. This increase has been even more substantial for certain subpopulations, such as an increase of 300% among those experiencing unsheltered homelessness and an increase of 200% among those experiencing chronic homelessness.

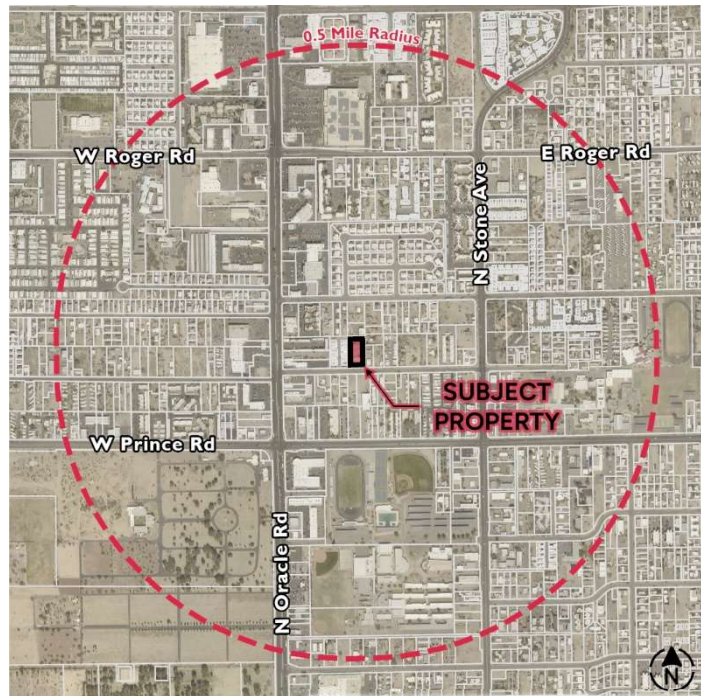


EXHIBIT I.A: SITE LOCATION

While immediate access to shelter fulfills a basic human need, it has been shown to improve the efficacy of programs and services offered to unsheltered individuals. As part of the City of Tucson Housing and Community Development (HCD) department's efforts to provide immediate solutions, they have adopted this Housing First approach focused on providing shelters with essential support services in areas experiencing high unsheltered populations by prioritizing the use of underutilized or vacant city-owned facilities.

One area of the city where HCD has been focused on furthering its Housing First initiatives is the Amphi Neighborhood due to the high number of unhoused persons and lack of current resources and support services. Recognizing the need in this neighborhood and the opportunity to adaptively reuse a vacant city-owned facility, the former Fire Station #8, HCD is working alongside the City Manager's office to establish the Amphi Housing First Resource Center, a new emergency shelter and day-use service center (refer to **EXHIBIT I.A: SITE LOCATION**). However, because of the fire station property's existing zoning and the limitations of the City's *Unified Development Code* (UDC) to accommodate the "Village Housing Model" HCD is striving to achieve, HCD is pursuing a Planned Area Development (PAD) for the one-acre site. Not only will this PAD provide HCD with development flexibility to re-purpose the former Fire Station #8 as the community's housing needs evolve, but it will also provide model development regulations and standards for 'village housing' that can be utilized to modify the UDC or be implemented on other sites in the City where future Housing First resource centers may be needed.

A. DEFINITIONS

Congregate Shelter – A traditional, temporary overnight shelter facility with large open spaces that provide bunks, cots, or mats for sleeping.

Non-Congregate Shelter – A type of housing and shelter that provides each individual or family with a living space that offers a level of privacy for a temporary period. Non-congregate shelters may consist of stand-alone tiny-homes (attached or detached), mircoshelters or individual units within in a larger multi-tenant building, etc.

Participants – Those living in and receiving services/care from a facility.

Support Services – Services provided to individuals either living in the facility or individuals brought to the facility during the day. These may include amenities provided at the facility or services provided by city staff and community partners.

Village Housing Model – Playing off the notion of ‘It Takes a Village,’ this model provides a mix of housing or shelter typologies (congregate and non-congregate) and support services on a single site, focused on giving individuals a home as they transition or step up from being unsheltered to finding more permanent housing. The housing typologies found within the Village Housing Model consist of, but are not limited to, permanent housing, permanent supportive housing, transitional housing, rapid re-housing, emergency shelter, bridge shelters, etc.

B. PAD RATIONALE + BENEFITS

The City of Tucson’s PAD zoning allows development flexibility by crafting site-specific development standards that would otherwise not be possible through conventional zoning classifications prescribed by the UDC.

A PAD is being utilized for the following reasons:

- *The PAD provides an opportunity to define the Village Housing Model, housing typologies, support services, and other necessary components that are crucial to the function of Housing First initiatives and provides greater ability for these types of uses to occur where they may be needed most.*
- *A PAD provides a mechanism to optimize limited funding and resources and maximize solutions to address homelessness through cost-effective and compatible design.*
- *A PAD allows HCD to cohesively offer housing and support services in a single location that can organically evolve as new affordable housing trends and best practices emerge to better serve the unhoused.*

C. BENEFITS TO THE COMMUNITY

The Tucson and Pima County Housing Study's Neighborhood Vulnerability Index Map indicates that this site is within one of the most vulnerable census tracts in the City of Tucson, which correlates with its high unsheltered population. In response to this vulnerability and the needs of the neighborhood, the Amphi Housing First Resource Center PAD will provide the following benefits to the community.

- *It provides access to readily available resources for neighbors as well as those unsheltered persons in the neighborhood.*
- *It activates a vacant and dilapidating city-owned property and establishes an onsite presence to deter current unwanted activities from continuing to occur on the property as well as in the neighborhood.*
- *It incorporates climate-resilient measures such as adaptively reusing the existing fire station, providing new landscaping along King Road, and encouraging green stormwater infrastructure to be placed throughout the site.*
- *It repurposes an underutilized/vacant site which intrinsically stabilizes/positively contributes to property values in the neighborhood.*
- *It provides a secure barrier around the property to deter current challenges associated with trespassing.*
- *It provides an opportunity to provide a solution to an ongoing neighborhood challenge in a manner that is responsive to the safety of the surrounding residents as well as those individuals participating in the programs or receiving services at the Amphi Housing First Resource Center.*

D. CONFORMANCE WITH EXISTING PLANS

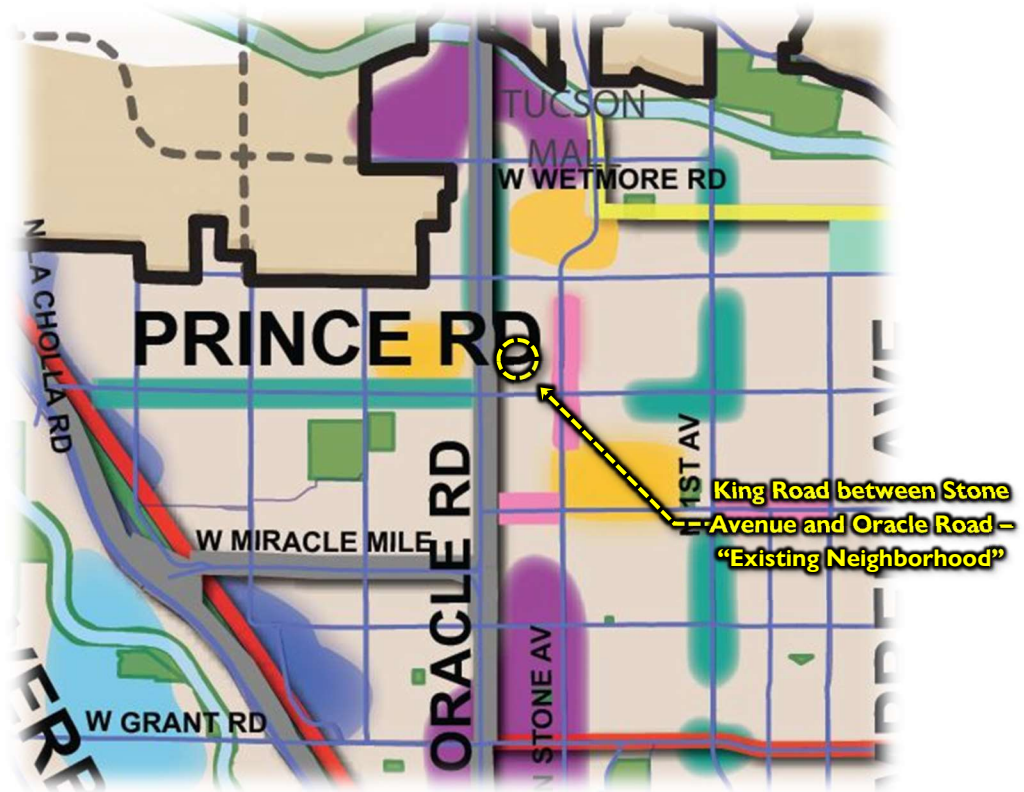
The Amphi Housing First Resource Center PAD conforms with policy recommendations outlined in the City of Tucson's General and Sustainability Plan, *Plan Tucson* and the North Stone Neighborhood Plan. These plans emphasize compatibility between land uses, protecting established neighborhoods, and ensuring appropriate transitions between residential uses and commercial corridors. Additionally, this PAD considers policy direction provided by the *Housing Affordability Strategy for Tucson (HAST)* and *Tucson Resilient Together*, the City of Tucson Climate Action and Adaptation Plan.

1. PLAN TUCSON

As shown in **EXHIBIT I.D.1: PLAN TUCSON FUTURE GROWTH SCENARIO MAP**, the Amphi Housing First Resource Center PAD is located within an area designated as 'Existing Neighborhoods.' The stated goal for properties situated in this designation is:

"To maintain the character of these neighborhoods while accommodating some new development and redevelopment and encourage reinvestment and new services and amenities that contribute further to the neighborhood stability."

EXHIBIT I.C.1: PLAN TUCSON FUTURE GROWTH SCENARIO MAP



The Amphi Housing First Resource Center PAD will adaptively reuse the existing fire station building and introduce some new development onsite that will bring new amenities, services, and housing opportunities for those in the neighborhood who are experiencing homelessness or are on the brink of experiencing homelessness. Providing opportunities for housing and access to essential support services in an area experiencing high rates of unsheltered or vulnerable individuals assists in stabilizing the neighborhood. The Amphi Housing First Resource Center will strengthen the surrounding neighborhood by providing a location for those in the area who are seeking shelter. The facility will provide a focused area for care and compassion for those in need of housing and other services and improving the safety of the neighborhood and its streets for the enjoyment and security of its residents. Additionally, this neighborhood is within the study area for the City of Tucson's Norte-Sur Equitable Transit Oriented Development (ETOD) Plan, which will create goals and policies to help strengthen existing assets and neighborhoods while allowing for redevelopment and revitalization efforts that are sensitive to the surrounding area.

The proposed PAD conforms to the following policies of *Plan Tucson*:

- Housing H1: Evaluate the social, physical, and spatial needs related to housing program design and location, including neighborhood conditions and access to basic goods and services.
- Housing H2: Focus public and private investment on documented housing needs and priorities considering long-term housing supply and demand.

- Housing H8: Address the housing needs of the most vulnerable populations in the community including those at risk of homelessness.
- Housing H10: Provide housing, human services, public facilities, and economic development programs to end homelessness.
- Redevelopment & Revitalization RR3: Evaluate brownfield sites, closed public facilities, and underutilized land as opportunities for redevelopment and revitalization, using a multidisciplinary approach to attract new assets and strengthen existing surrounding assets, including neighborhoods, businesses, and historic and cultural resources.
- Redevelopment & Revitalization RR4: Build from existing assets of areas identified for redevelopment and revitalization.
- Historic Preservation HP3: Maintain, retrofit, rehabilitate, and adaptively reuse City-owned historic buildings.
- Land Use, Transportation & Urban Design LT28.1.7: Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community.
- Land Use, Transportation & Urban Design LT28.2.13: Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.

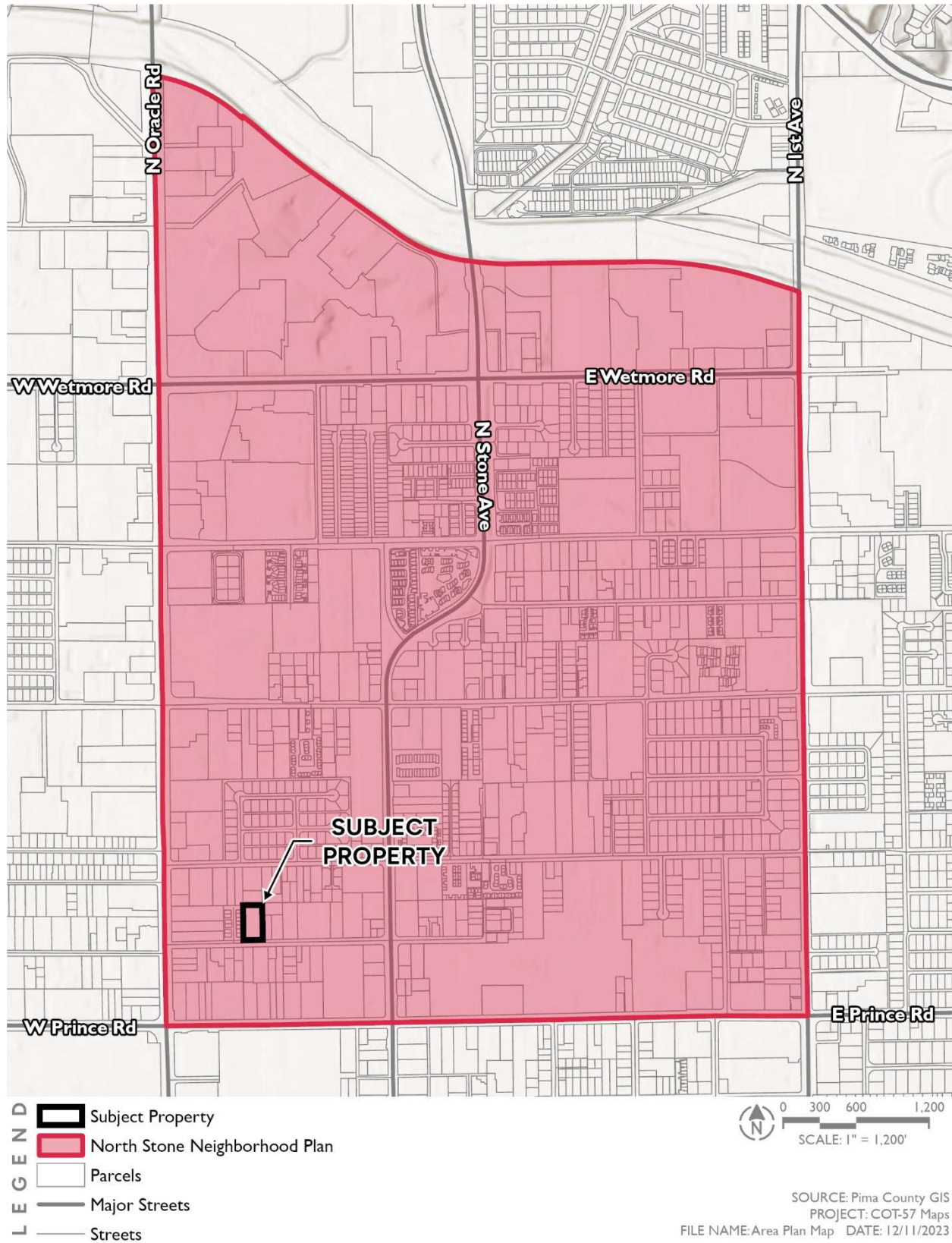
2. NORTH STONE NEIGHBORHOOD PLAN

The North Stone Neighborhood Plan (NSNP) was developed to mitigate potential negative impacts of new development on the existing residential uses of the North Stone neighborhood as it transitioned into a neighborhood with a greater variety of uses spurred by roadway improvements and new commercial development, largely the Tucson Mall.

The Amphi Housing First Resource Center PAD will conform to the following goals and policies of the North Stone Neighborhood Plan.

- *Landscaping – Overall Goal: Enhance the visual continuity of the neighborhood by planting drought tolerant vegetation of similar form and scale.*
- *Residential Policy 3.a-b: Require appropriate design elements and buffering techniques during the rezoning and development review process to mitigate potential negative impacts of more intense development on established neighborhoods. Such techniques include: 1) the use of setbacks, 3) softening of architectural elements with drought tolerant vegetation, 7) shielded or directed lighting, 10) view corridors to the mountains; and 11) noise walls.*
- *Non-residential Policy 1.f: New, non-residential uses should be compatible with adjacent development by: f) enhancing and softening architectural features with drought-tolerant landscaping, which includes trees in scale to the proposed structures, and understory such as shrubs and ground cover.*

EXHIBIT I.C.2: NORTH STONE NEIGHBORHOOD PLAN



3. HOUSING AFFORDABILITY STRATEGY FOR TUCSON (HAST)

The City of Tucson's HAST is a comprehensive initiative aimed at addressing the growing challenges of affordable housing within the community. The primary purpose of the HAST is to strategically enhance housing affordability, accessibility, and sustainability, thereby fostering a more inclusive and resilient city. By implementing targeted policies, incentives, and collaborative efforts, the plan aims to create a diverse range of housing options, ensuring that Tucson remains an accessible and thriving place for residents of all income levels.

The Amphi Housing First Resource Center PAD helps achieve many of the goals and policies of the HAST, including:

- [*HAST Policy Initiative 2: Build Capacity in Tucson Around Affordable Housing*](#)
- [*HAST Policy Initiative 3: Prioritize and Facilitate Affordable Housing in Areas of Opportunity*](#)
- [*HAST Policy Initiative 5: Update Zoning Regulations to Encourage Affordable Housing*](#)
- [*HAST Policy Initiative 8: Enhance Efforts Aimed at Housing Tucsonans Most Vulnerable to Housing Instability*](#)
- [*HAST Policy Initiative 10: Expand Education, Outreach, and Research Efforts*](#)

4. TUCSON RESILIENT TOGETHER

Tucson Resilient Together is the City of Tucson's climate action and adaptation plan, which provides a policy framework aimed at reducing the overall impacts of climate change to create a more sustainable city that can withstand the effects of an ever-changing climate. By encouraging the adaptive reuse of the existing fire station building onsite and providing much-needed services and resources in a highly accessible area, the Amphi Housing First Resource Center exemplifies the best practices of sustainability, which further contributes to making the City of Tucson a thriving desert city.

E. COMPATIBILITY WITH ADJOINING LAND USES

As Fire Station #8 has historically served as an emergency facility and safe haven in a neighborhood that predominantly consists of residential uses, the Amphi Housing First Resource Center harmonizes with the existing character of the area as it is implementing a 'Village Housing Model' which focuses primarily on creating a home for unsheltered individuals. Other uses in the vicinity of the site include the Amphitheater Bible Church and El Rio Health, among other organizations that either provide or are capable of offering services similar to those contemplated at the Amphi Housing First Resource Center. The existing entitlements of the adjoining properties also support the creation of the Amphi Housing First Resource Center as the underlying zoning permits residential care and shelter use in a limited capacity, albeit with the approval of a Zoning Examiner Special Exception. As homelessness takes a village to solve, the resource center's locale on the fringe of the neighborhood and the Oracle Road commercial corridor emphasizes the communal responsibility to provide a solution to the ongoing challenges by providing a stable space in an established area where individuals can receive shelter and support services as they transition into more permanent housing.

F. SUITABILITY WITH EXISTING INFRASTRUCTURE

Existing infrastructure, including electricity, water, and sewer, currently serves the property. The property is also within walking distance of transit, with multiple Sun Tran bus stops within a quarter-mile.



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HOUSING & COMMUNITY DEVELOPMENT



AMPHI HOUSING FIRST RESOURCE CENTER

PART II: SITE ANALYSIS

II. SITE ANALYSIS

The purpose of *Part II: Site Analysis* is to highlight the site's physical characteristics, identify opportunities and constraints, and provide analysis that will guide development to be sensitive to the site and its surroundings. Information for this section was prepared per the UDC and compiled from various sources, including site visits; referencing topographic, hydrological, and archaeological data; and correspondence with several departments from the City of Tucson, including the Tucson Fire Department, Planning and Development Services, Transportation and Mobility, and Housing and Community Development.

A. BUILT & NATURAL CONSTRAINTS ONSITE

The Amphi Housing First Resource Center PAD encompasses a single parcel, totaling approximately one acre located at 250 West King Road (APN: 106-02-225A). There are no significant natural constraints present as the site formerly served as Fire Station #8 and has been entirely disturbed. In addition to the approximately 7,000 square-foot vacant fire station, the site contains an approximately 45-foot tall communication antenna, a small storage shed, a large concrete pad that was previously used as a turnaround for fire trucks, and some opportunistic vegetation located in the undeveloped northern portion of the site, which was also used as a turnaround (refer to **EXHIBIT II.A.1: EXISTING ONSITE CONDITIONS**). Some landscaping exists between the former fire station building and King Road and between the building and the access drive. The building varies in height from about 18 feet to 30 feet, with the center of the structure at about 18 feet and the old fire truck bays on the ends at approximately 30 feet. There are also light poles placed at various locations onsite.

B. ADJACENT PARCELS AND STRUCTURES WITHIN 150 FEET

The Amphi Housing First Resource Center is located at the fringe of the Amphi Neighborhood, which predominately consists of renter-occupied residences with approximately twenty-five percent owner-occupied homes and commercial and institutional uses primarily located along Oracle Road and Stone Avenue.

The King Road Townhouses are immediately adjacent to the west boundary and consist of 18 attached residences that are a single story in height. A five-foot wooden fence lies on the property line and encloses the backyards of the townhomes.

Immediately north of the subject property are two residential lots. The lot closest to Pastime Road contains a one-story single-family home, while the lot nearest to the subject property includes a one-story duplex.

South of the subject property and across King Road are two parcels owned by Amphitheater Bible Church of Tucson, an eight-unit affordable multi-family housing development managed by The Hearth Foundation, and single-family homes. The parcels along the south side of King Road, owned by Amphitheater Bible Church of Tucson, contain a large building, a single-family home, the remnants of a baseball field, and a gravel driveway.

There are several other structures within 150 feet of Amphi Housing Resource Center, including more renter and owner-occupied housing and accessory structures.

Refer to **EXHIBIT II.A.2: SURROUNDING LANED USES**.

EXHIBIT II.A.1: EXISTING ONSITE CONDITIONS



LEGEND

- Subject Property
- Parcels



SOURCE: Pima County GIS
PROJECT: COT-57 Maps
FILE NAME: Existing On-Site Conditions DATE: 2/13/2024

EXHIBIT II.A.2: SURROUNDING LAND USES



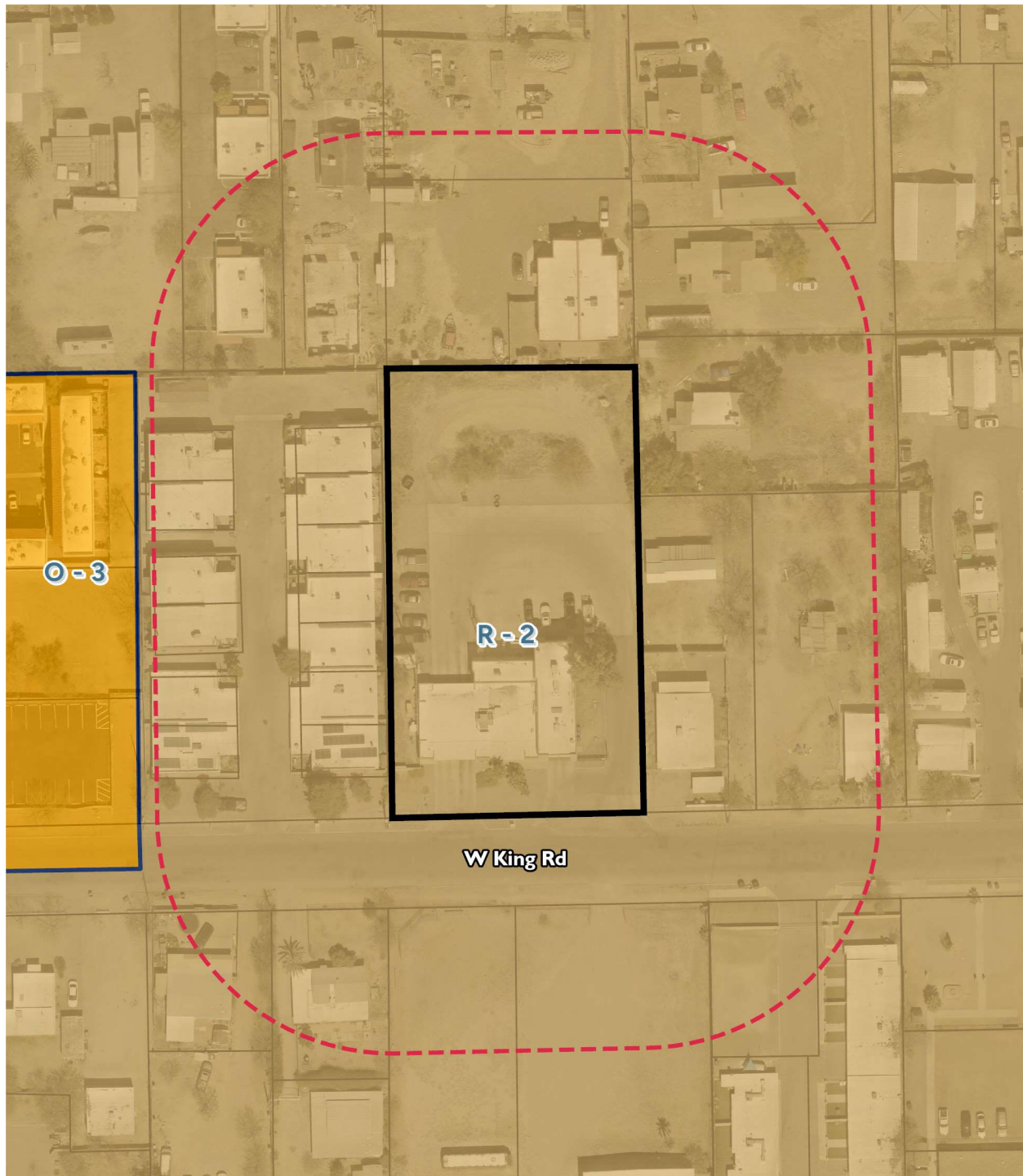
C. EXISTING ZONING

The subject property is zoned R-2 (Residence Zone). As shown on **EXHIBIT II.C.1: EXISTING ZONING** and outlined in the table below, all properties within 150 feet of the Amphi Housing First Resource Center are zoned R-2. Immediately outside the 150-foot radius to the west is an O-3 (Office Zone) property.

TABLE II.C: EXISTING ZONING

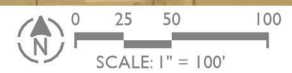
DIRECTION	ZONING
North	R-2 (Residential Zone)
East	R-2 (Residential Zone)
South	R-2 (Residential Zone)
West	R-2 (Residential Zone)

EXHIBIT II.C.1: EXISTING ZONING



LEGEND

	Subject Property	City of Tucson Zones
	150-Foot Radius	R-2
	Parcels	O-3



SOURCE: Pima County GIS
 PROJECT: COT-57 Maps
 FILE NAME: Zoning Map DATE: 11/22/2023

D. CIRCULATION + TRIPS

The property is approximately 650 feet north of Prince Road, between Oracle Road and Stone Avenue. The Amphi Housing First Resource Center will be served by the numerous arterials and collector streets within a mile of the property and the residential street, King Road, where the project is located. Namely, Oracle Road to the west, Stone Avenue to the east, Prince Road to the south, and Roger Road to the north will help facilitate access to the site. Additionally, the City of Tucson's Bicycle Boulevard Master Plan indicates that Pastime Road, just north of the site, will be a future bicycle boulevard that connects to the larger bicycle boulevard network.

1. ORACLE ROAD

Oracle Road is classified as a Gateway Arterial on the City of Tucson's *Major Streets and Routes Plan*. This street is a six-lane roadway with a raised median, intermittent turn lanes, and a posted speed limit of 40 miles per hour (mph). Oracle Road also serves as State Route 77 and is managed by the Arizona Department of Transportation (ADOT). Oracle Road has an existing right-of-way (ROW) width of approximately 110 feet between Pastime Road and Prince Road and a planned ROW of 150 feet. This ROW contains striped bike lanes and sidewalks on either side of the street to facilitate pedestrian movement. Additionally, the Sun Tran #16 bus route runs from the Ronstadt Transit Center in Downtown Tucson to the southwest corner of Ina Road and Thornydale Road via Oracle Road and Ina Road. The beginning phases of the Tucson Norte-Sur project identified Oracle Road as a possible alignment for a new high-capacity transit service.

2. STONE AVENUE

Stone Avenue is classified as an Arterial on the City of Tucson's *Major Streets and Routes Plan*. This street is a four-lane undivided roadway with a continuous center turn lane and a posted speed limit of 35 mph. Stone Avenue's existing ROW varies between 95 and 115 feet in the section between Pastime Road and Prince Road but has a planned ROW of 90 feet. This ROW contains striped bike lanes and sidewalks on either side of the street to facilitate pedestrian movement. The Sun Tran #19 and #34 bus routes travel along Stone Avenue. The #19 bus route travels from the Tohono Tadaí Transit Center by Tucson Mall to the Ronstadt Transit Center in Downtown Tucson via Stone Avenue. The #34 bus route travels from Tohono Tadaí Transit Center to Davis-Monthan Air Force Base via Stone Avenue, Fort Lowell Road, Swan Road, Glenn Street, and Craycroft Road. Stone Avenue has been adopted by the Mayor and Council as the preferred alignment for the Tucson Norte-Sur project.

3. PRINCE ROAD

Prince Road is classified as an Arterial on the City of Tucson's *Major Streets and Routes Plan*. This street is a four-lane roadway with a continuous center turn lane and a posted speed limit of 35 mph between Stone Avenue and Oracle Road. The existing ROW for Prince Road between Oracle Road and Stone Avenue is approximately 90 feet, with a planned ROW of 120 feet. The ROW contains striped bike lanes and sidewalks on either side of the street to facilitate pedestrian movement. The Sun Tran #17 bus route passes through this section of Prince Road on a circuitous route that travels through most of the City of Tucson from the Tohono Tadaí Transit

Center to the Park and Ride Station at the northwest corner of Broadway Boulevard and Houghton Road.

4. ROGER ROAD

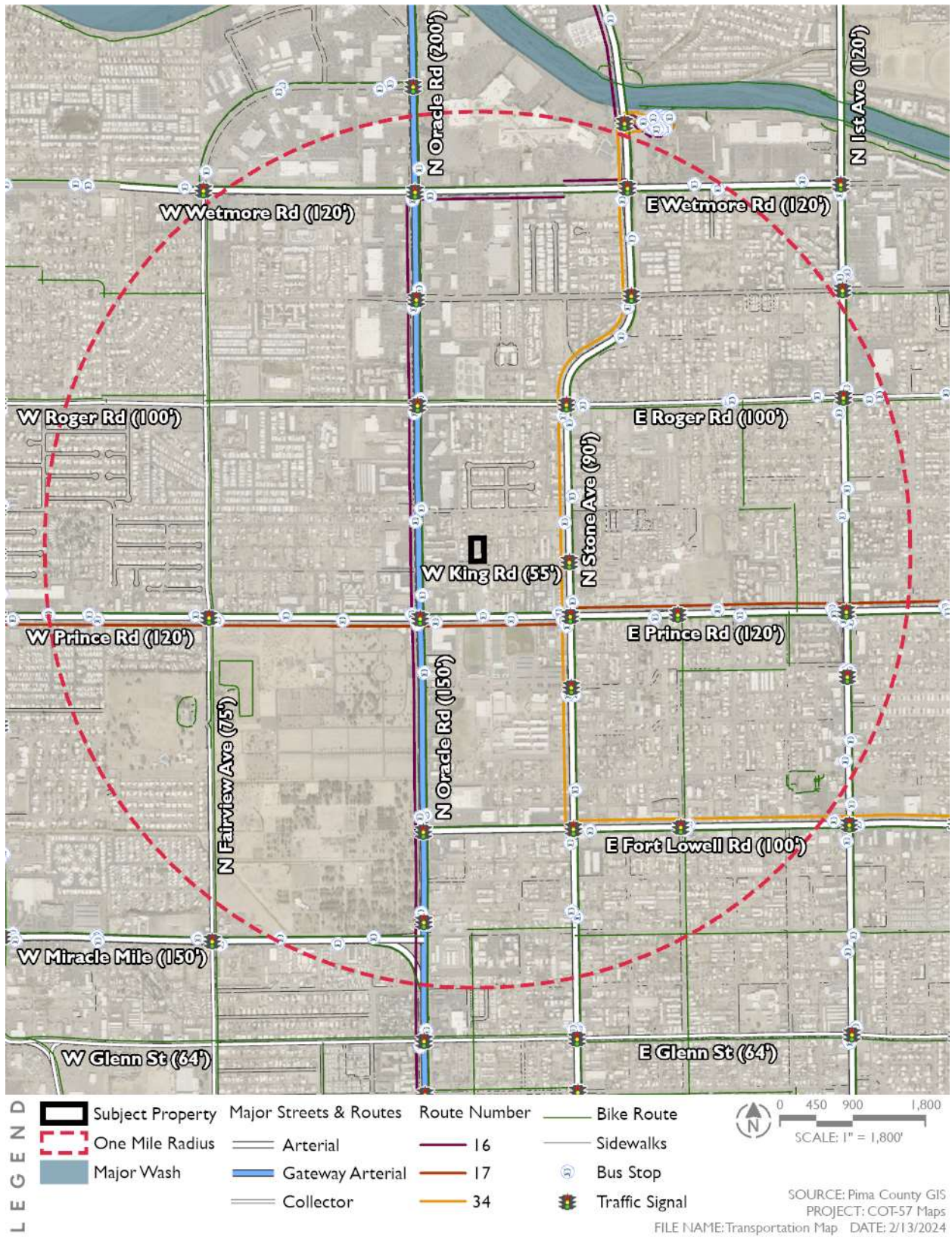
Roger Road is classified as a Collector on the City of Tucson's *Major Streets and Routes Plan*. Roger Road is a two-lane roadway with a continuous center turn lane and a posted speed limit of 35 mph. The existing ROW of Roger Road varies between 50 feet at the center between Oracle Road and Stone Avenue and 90 feet at the intersection of Roger Road and Oracle Road. The planned ROW for Roger Road is 100 feet.

5. KING ROAD

King Road is a local street with an existing ROW of 55 feet. Because King Road is a local street, it is not included in the *Major Streets and Routes Plan*.

See **EXHIBIT II.D: TRANSPORTATION CHARACTERISTICS**.

EXHIBIT II.D: TRANSPORTATION CHARACTERISTICS

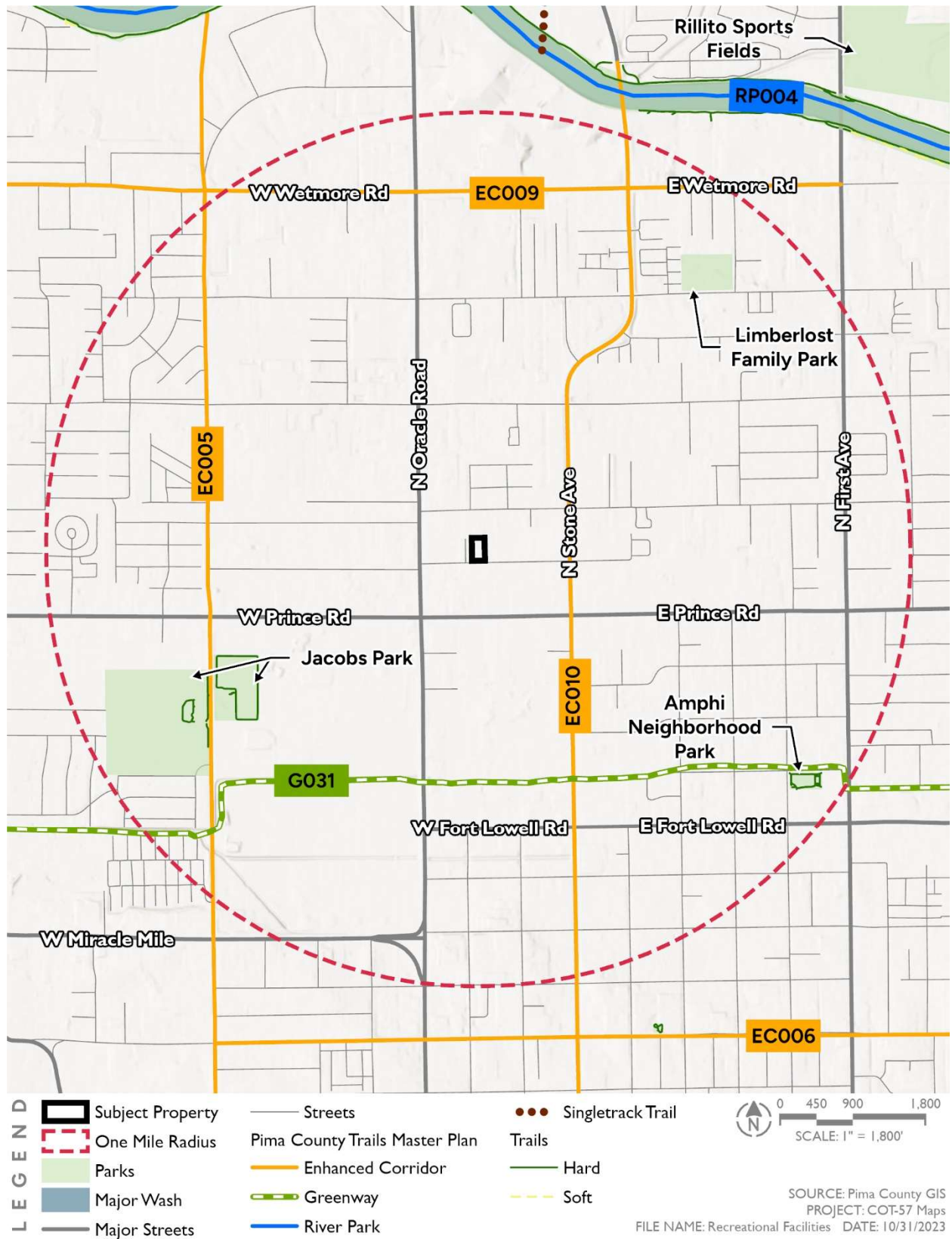


E. OPEN SPACE, RECREATIONAL FACILITIES, PARKS, & TRAILS WITHIN ONE MILE

As shown in **EXHIBIT II.E.1: RECREATIONAL FACILITIES**, there are three City of Tucson parks within one mile of the project site: Jacobs Park, Limberlost Family Park, and Amphi Neighborhood Park. These parks contain playground equipment, turf fields, and sports courts. Jacobs Park and Amphi Neighborhood Park also have ramadas and a trail that encircles the park.

The *Pima Regional Trail System Master Plan* identifies three enhanced corridors and one greenway within one mile of the site. The Ruthrauff/Wetmore Enhanced Corridor (EC009) is an approximately five-mile corridor that begins at Ruthrauff and the Santa Cruz River and travels east to 1st Avenue. The Stone Avenue Enhanced Corridor (EC010) is an approximately four-and-a-half-mile corridor that extends from Downtown Tucson to River Road. This corridor has not been fully improved. The Fairview Avenue Enhanced Corridor (EC005) is a potential corridor approximately three miles long that extends from the Rillito River Park at its north end to the end of Fairview Avenue at 15th Avenue, approximately a half mile south of Grant Road. These enhanced corridors correlate with recreational improvements discussed in the City of Tucson *Parks and Recreation System Master Plan*.

EXHIBIT II.E.1: RECREATIONAL FACILITIES



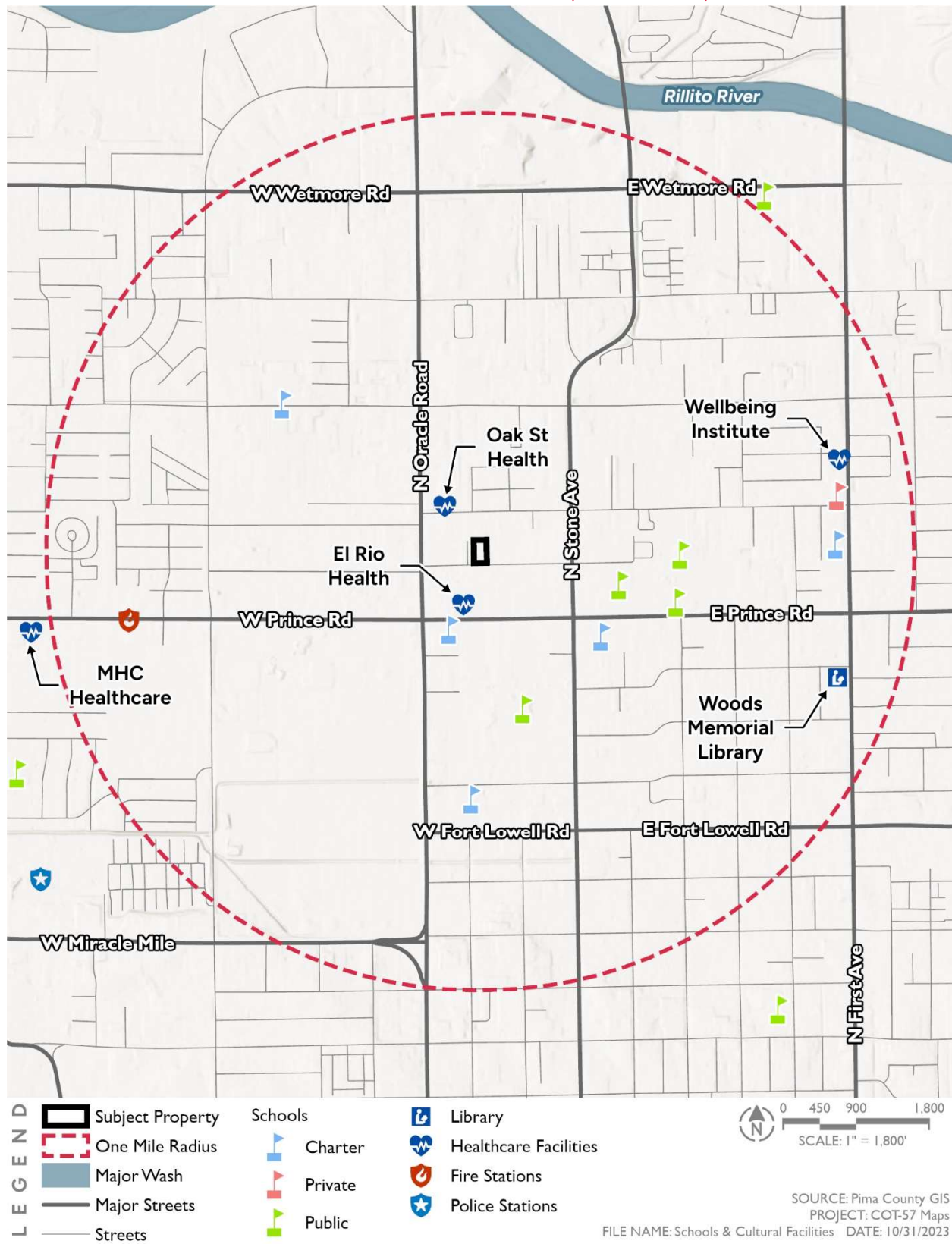
F. PUBLIC, EDUCATIONAL, COMMUNITY, & CULTURAL FACILITIES

EXHIBIT II.F: EDUCATIONAL, COMMUNITY, & CULTURAL FACILITIES shows four public schools, five charter schools, and one private school within one mile of the site. These schools are listed in **TABLE II.F** below. Woods Memorial Library is the only library within one mile of the site. There is a single fire station, the new Fire Station #8, north of Jacobs Park, and no police stations within one mile of the site. The nearest police station is the Westside Police Service Center at the northeast corner of Miracle Mile and Flowing Wells Road. In addition to schools, libraries, fire stations, and police stations, there are four healthcare facilities within one mile of the site: Oak St Health, El Rio Health, MHC Healthcare, and Wellbeing Institute.

TABLE II.F: SCHOOLS WITHIN ONE MILE

SCHOOL	AFFILIATION
Amphitheater High School	Public
Amphitheater Middle School	Public
Rillito Center	Public
Prince Elementary School	Public
Academy del Sol	Charter
Envision High School	Charter
Tucson Preparatory School	Charter
Satori Charter School	Charter
Desert Rose Academy	Charter
Satori School	Private

EXHIBIT II.F: EDUCATIONAL, COMMUNITY, AND CULTURAL FACILITY



G. EXISTING DRAINAGE & HYDROLOGIC CONDITIONS

The project site is approximately 1.05 acres of mostly developed land. It is flat with a gentle slope to the northwest and is within the Ruthrauff Wash watershed with the status of critical basin. The site is not within a FEMA floodplain and receives drainage from King Road, which flows around the existing building as it makes its way to the site's west and northwest boundaries.

H. OVERLAY ZONE

The project site is not within any overlay zones or adjacent to a major street or route identified on the City of Tucson's *Major Streets & Routes Plan*.

I. INVENTORY OF EXISTING STRUCTURES, ROADS, AND OTHER DEVELOPMENT

The project site was formerly used as a fire station and contains the former fire station building, a wireless communication tower, an asphalt driveway, a large concrete pad, several small light poles throughout the project site, and a small shed.

The fire station is approximately 18-30 feet in height and about 7,000 square feet. The existing asphalt driveway extends from the concrete driveway apron on King Road at the southeast corner of the property north, approximately 100 feet, to the concrete pad in the rear yard of the site. The concrete pad covers an approximately 12,000 square foot area. The wireless communication tower is approximately 45 feet tall and located just northwest of the building. The small shed is approximately 150 square feet and is immediately north of the communication tower.

J. INVENTORY OF EXISTING INFRASTRUCTURE AND PUBLIC SERVICES

The project site is surrounded by existing infrastructure and has been previously served by all necessary utilities.

1. ELECTRIC

Tucson Electric Power is the electric service provider for this area of the City of Tucson. Additionally, a functioning generator is currently connected to the existing fire station.

2. SEWER

EXHIBIT II.J.1: SEWER NETWORK shows that sanitary sewer pipe I-62-005 runs east-west down the center of King Road and has facilitated sewer service in this area since its construction. Manhole ID: 9246-04 is approximately 170 feet west of the site and would be the connection location to the Pima County gravity sewer system.

3. WATER

The project site is within the Tucson Water obligated service area.

EXHIBIT II.J.1: SEWER NETWORK



K. TOPOGRAPHY AND SLOPE

The site is flat, with an elevation of 2,334 feet. The entire project site has been previously graded to allow for the development of the existing fire station improvements. Additionally, no naturally occurring slopes on the property are greater than 15%.

The average cross slope of the parcel is 3.8%, as calculated by performing the following calculation:

$$\text{Average Cross Slope (ACS)} = \frac{I \times L \times 0.0023}{A}$$

Where:

Interval (I) = 2'

Total length of contours (L) = 819 Feet

Area (A) = 1.05 Acres

$$\text{ACS} = \frac{2 \times 819 \times 0.0023}{1.05}$$

$$\text{ACS} = 3.6\%$$

L. VEGETATION & WILDLIFE

Because this is a developed site in an urban area of the City of Tucson and is surrounded by development, there are no features on the property or in the surrounding area conducive to wildlife habitat. Vegetation onsite is a combination of opportunistic plants and planted landscape and is concentrated in the rear of the property near the northern property line and around the former fire station building. This vegetation is of varying quality, with some dead and distressed trees in the rear yard. Vegetation within formal landscape areas along King Road is of good quality and has been maintained since the closure of Fire Station #8, but it consists of non-native plants like palm trees.

M. GEOLOGY & SOILS

Because the property is a developed site in a highly urban area of the City of Tucson, the “Mohave Soils and Urban Land, 1-8% Slopes” soil category covers the entirety of the property as shown on **EXHIBIT II.N.1: SOILS**. This soil is very deep and well drained with moderately slow permeability and high available water capacity.



LEGEND

-  Subject Property
 -  Parcels
 -  47
- Pima County Soil Survey
Mohave soils and urban land, 1-8% slopes



SOURCE: Pima County GIS
PROJECT: COT-57 Maps
FILE NAME: Soils Map DATE: 10/31/2023

N. VIEWSHEDS

Views onto and across the site are shown on **EXHIBIT II.O.1: SITE PHOTO LOCATIONS**.

As seen in *Photo #1*, when looking at the site from the other side of King Road, the existing building occupies much of the property's street frontage and limits views north of the site. Also seen in *Photo #1* is the view of the Santa Catalina Mountains northeast of the site. These mountains are partially obstructed by the existing building when looking northeast.

Photo #2 showcases the view to the north from the rear yard of the site. Vegetation, utility infrastructure, and surrounding homes and sheds can be seen on adjacent properties. The foothills of the Santa Catalina Mountains are obstructed by vegetation on neighboring properties.

Photo #3 depicts the existing building and mature vegetation east of the site that screen views further east, while much of the rear yard is open and allows for unobstructed views onto and across the site.

As shown in *Photo #4*, much like views to the north, views to the south are screened by the existing building, as well as trees in the yard behind the former fire station building and the large tree between the building and the eastern wall. Much of the building and rear yard are visible from the adjacent properties to the north above their perimeter fencing.

Photo #5 shows that views onto and across the site to the west are similar to views to the east, but beyond the site, they are screened by a row of attached townhomes. The tops of utility infrastructure and larger trees can be seen further west past the adjacent development.

EXHIBIT II.O.1: SITE PHOTO LOCATIONS



EXHIBIT II.O.2: SITE PHOTOS



PHOTO #1: View of the site looking north from the south side of King Road.



PHOTO #2: View of the site from the northwest corner of the existing building looking northeast.

EXHIBIT II.J.2: SITE PHOTOS (CONTINUED)



PHOTO #3: View across the site from the center of the western property line looking east.



PHOTO #4: View looking south across the site from the center of the northern property line.

EXHIBIT II.J.2: SITE PHOTOS (CONTINUED)



PHOTO #5: View across the site from the center of the eastern property line looking west.

O. CULTURAL RESOURCES

The property has been developed for several decades, and due to its past development history, it is not likely that cultural resources are present onsite. Should cultural artifacts be discovered during grading or trenching, a qualified archeologist and the Tucson Historic Preservation Office shall be contacted immediately to assess the resource.



CITY OF
TUCSON

HOUSING & COMMUNITY DEVELOPMENT



AMPHI HOUSING FIRST RESOURCE CENTER

PART III: PAD PROPOSAL

III. PAD PROPOSAL

As the Amphi Housing First Resource Center will be a new step forward in the City of Tucson's approach to ending homelessness, this PAD has the goal of laying the groundwork for future amendments to the City of Tucson's Unified Development Code through the creation of minimum standards. The proposed standards for the Amphi Housing First Resource Center were developed with best practices in mind for providing emergency shelter housing and services effectively integrated into the fabric of the surrounding neighborhood. The following proposal describes the intent of the regulations listed in *Section IV. Development Regulations*.

A. LAND USE PLAN






The Amphi Housing First Resource Center contemplates implementing the Village Housing model, which currently envisions the development of a new shelter and day-use service center for individuals who are experiencing homelessness or are on the verge of homelessness in the City of Tucson. It will provide emergency shelter care to the neighborhood's unsheltered, connect those individuals with needed resources, and provide a pathway to independence and stability. In addition to providing an emergency shelter within the former fire station, the Amphi Housing First Resource Center will also feature non-congregate shelter housing such as microshelters, tiny homes, or other housing typologies behind the existing building to embrace the notion of forming a village that serves those experiencing varying degrees of homelessness. The non-congregant part of the village will provide a step-up in housing for participants and also provide space for unsheltered couples or single parents.

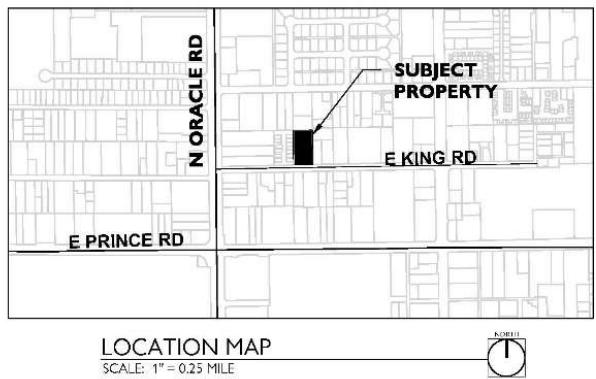
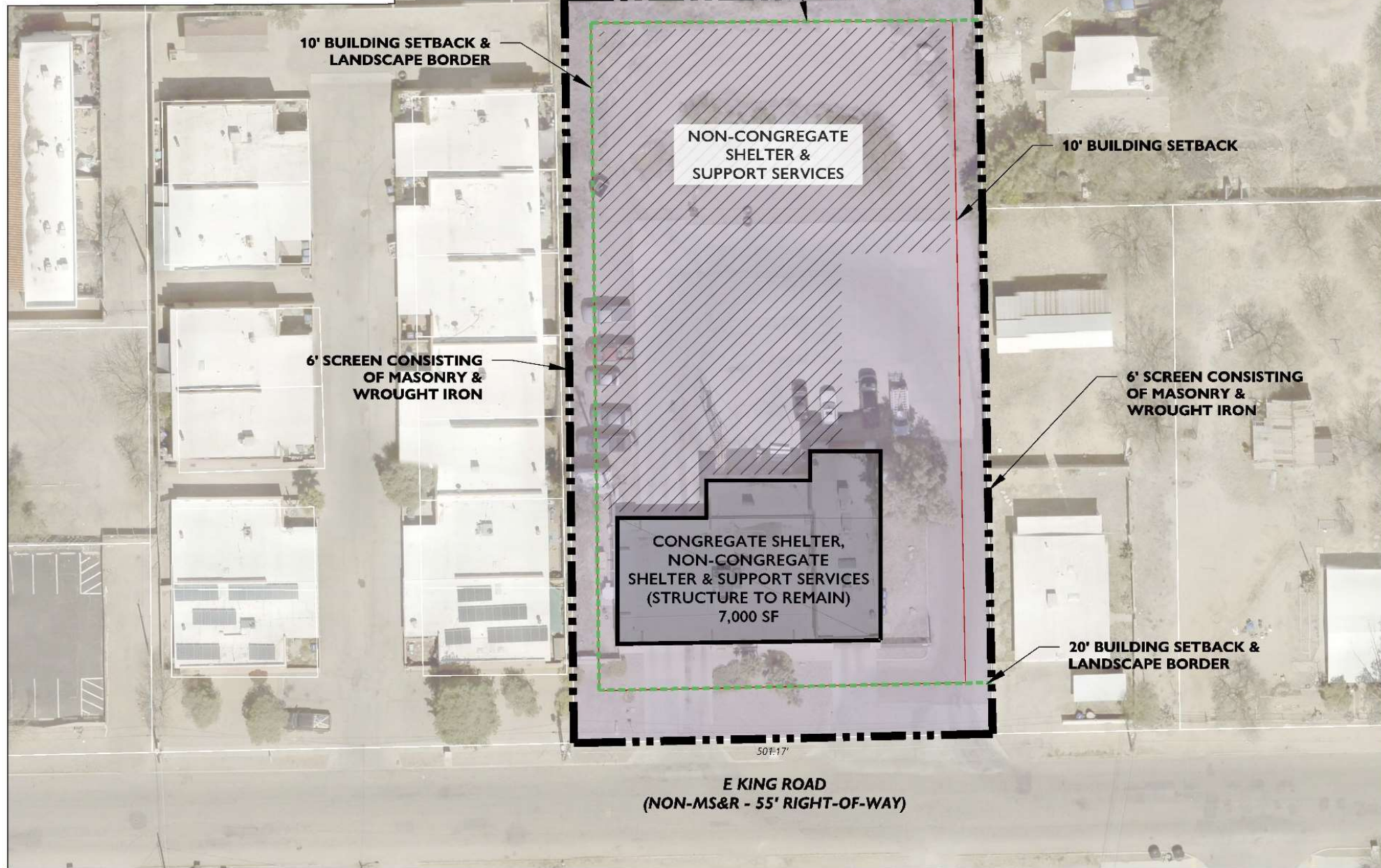
In addition to providing shelter housing, the Amphi Housing First Resource Center will act as a central hub for the City's Housing First initiatives and connect participants with the help they need to transition into stable, permanent housing. The Amphi Housing First Resource Center will prioritize providing shelter to individuals experiencing homelessness within the Amphi Neighborhood and will accommodate up to 120 beds with its Village Housing District. The non-congregant housing will be arranged behind the existing building with a communal gathering space and bathrooms, laundry, and outdoor kitchen facilities, while the former fire station's kitchen and bathroom facilities will be remodeled for the emergency shelter and support services.

Refer to **EXHIBIT III.A: CONCEPTUAL LAND USE PLAN**.

EXHIBIT III.A: CONCEPTUAL LAND USE PLAN

LEGEND

-  Property Boundary
-  Village Housing District
-  Existing Structure
-  Non-Congregate Shelter Area
-  Required Building Setbacks
-  Required Landscape Borders



NOTES:

Project Acreage: 1.05 Acres
 Parcels: 106-02-225A
 Address: 250 West King Road
 Jurisdiction: City of Tucson (Ward 2)
 Applicable Neighborhood Plan: North Stone
 Existing Zoning: R-2 (Medium-Density Residential)
 Existing Use: Former Fire Station #8 / Vacant

Proposed Zoning: PAD (Planned Area Development)
 Proposed Use: Village Housing District

Proposed Building Height (Max.): 30 feet

Proposed Building Setbacks:

- North: Residential Zone = 10 feet per PAD
- South: Non-MS&R (Non-Residential Use) = 20 feet
- East: Residential Zone = 10 feet per PAD
- West: Residential Zone = 10 feet per PAD

Proposed Landscape Borders:

- North/West: Residential Zone = 10 feet
- South: Non-MS&R = 20 feet
- East: None

Proposed Screening:

- A 6-foot tall screen consisting of masonry and wrought iron, or similar material, shall be provided on the property line to contain the village housing district

Required Parking Spaces: 5 Parking Spaces per PAD (to be determined at the time of development).

THE PLANNING CENTER
 PLANNING | LANDSCAPE ARCHITECTURE



PROJECT: COT-57 DATE: 06/24/24
 FILE NAME: COT-57 CONCEPTUAL LAND USE PLAN.DWG

B. DESIGN COMPATABILITY

1. MITIGATION ENSURING THE PRIVACY OF ADJACENT RESIDENCES

HCD and Housing First staff are committed to being good neighbors and continuing Fire Station #8's legacy. As such, safety protocols such as curfew, onsite security, 24-hour video surveillance, development/enforcement of community rules, neighborhood monitoring, etc., will be implemented. Additional measures to ensure the privacy of adjacent residences include the installation of a minimum six-foot tall masonry wall with a wrought iron cap or similar opaque screening enclosing the site. This screen will limit views of the property from adjacent residential properties to the north, east, and west by replacing the existing chain link fence and partially opaque fabric screen with new screening that better protects the privacy of adjacent residences. In addition to new landscape, new fencing and gates may also be installed along King Road to ensure privacy for homes across the street.

2. BUILDING DESIGN COMPATIBILITY WITH THE CLIMATE AND SURROUNDING AREA

The former fire station is the only building onsite and will remain onsite, reducing the project's disruption to the surrounding neighborhood and the overall contribution to emissions produced by new construction. This building is made of brick and has withstood the Tucson climate for over 50 years. New buildings on the site will be constructed using other materials typical of residential construction in the southwest, which may include wood, metal, and stucco.

3. TECHNIQUES THAT WILL CONSERVE ENERGY AND REDUCE THE URBAN HEAT ISLAND EFFECT CREATED BY THE PROPOSED DEVELOPMENT

The Amphi Housing First Resource Center will redevelop the property and improve the existing building with energy-efficient materials, fixtures, and appliances. It will also add new landscape along the front of the site adjacent to King Road, which will include drought-tolerant and low water-use plants to shade impervious surfaces such as the sidewalk, driveway, and existing building. Shading these surfaces helps reduce the overall urban heat island effect in the neighborhood and the energy costs related to cooling the emergency shelter, which can be significant in Southern Arizona.

Microshelters, tiny homes, and other housing typologies anticipated to be developed within the Village Housing District typically have high energy efficiency due to their small footprint and the compact nature of the collective development. Additionally, most participants of the Amphi Housing First Resource Center will not have personal vehicles, which reduces the need to provide a large parking area for the residents of the site and limits the addition of impervious surfaces and vehicle miles traveled, which are a large source of carbon emissions.

4. TRANSITION OF BUILDING HEIGHT AND NUMBER OF STORIES

The existing fire station will remain the tallest building onsite and is positioned closest to King Road. This positioning allows for a transition of building heights from the tallest structure adjacent to King Road at the south end of the property to smaller structures behind it. The microshelters and other new structures that will be placed in the rear yard will be of a similar height to other one or two-story buildings in the surrounding neighborhood. Single-story accessory storage or container space and a covered patio may also be provided.

5. TRANSITION OF DENSITIES

There are several medium and high density residential projects both west and south of the subject property along Oracle Road and Prince Road. Residential developments adjacent to these roadways tend to be denser with more intensive traffic demands than residential projects with access to local streets. There are also several commercial or institutional uses near the intersection of Oracle Road and Prince Road just south and west of the subject property, such as El Rio Health, Amphitheater Bible Church, O'Reilly Auto Parts, and Circle K. As you travel northeastward from this intersection, the uses transition from the commercial, institutional, and more intensive residential development to single story attached and detached single-family homes and mobile home parks. The Amphi Housing First Resource Center will maintain this transition with a use that is more residential and generates a low amount of traffic that is appropriate for its location near the edge of the neighborhood.

6. LANDSCAPING AND SCREENING THAT WILL BE EMPLOYED TO MITIGATE SOUND, VISIBILITY, EXTERIOR LIGHTING, TRAFFIC, AND OTHER NEGATIVE IMPACTS OF THE PROPOSED DEVELOPMENT

The Amphi Housing First Resource Center will install a new 20-foot landscape border along King Road and a wall with wrought iron around the interior of the site to provide a buffer between the proposed project and the surrounding property owners. This landscape border will be planted with low-water use and drought-tolerant plants from the Arizona Department of Water Resources approved plant list.

7. PROPOSED STREET IMPROVEMENTS

It is unlikely that participants will have access to personal vehicles, so the Amphi Housing First Resource Center will be a low-traffic generating use. With less than ten staff members planned to be onsite at any time of the day, the Amphi Housing First Resource Center does not require any improvements to the surrounding streets.

8. DEFENSIBLE SPACE TECHNIQUES

The safety of the surrounding neighborhood, its residents, and the Amphi Housing First Resource Center participants and staff is of the utmost importance to the City of Tucson Housing and Community Development department. To ensure the safety of all stakeholders, the Amphi

Housing First Resource Center will be staffed on a 24-hour basis. In addition to staffing, security will also be employed to monitor the Amphi Housing First Resource Center and the surrounding neighborhood. Other measures may include security cameras and remote monitoring by TPD or other departments or agencies. Dark sky-compliant lighting for the non-congregate shelters will also help limit dark spaces onsite that conceal activity or figures.

9. VIEW CORRIDORS TO AND FROM THE SITE

New structures onsite will be screened from neighboring properties with a new six-foot opaque screen along the perimeter of the property. These structures will be up to two stories in height and hidden from view by the existing fire station building when looking north, and only the upper portions of the units will be visible to properties immediately adjacent to the site to the north, east, and west.

C. CIRCULATION PLAN

1. ACCESS

Access to the site will come from the existing access point at the southeast corner of the property. This access point is full-access and will remain at its current width of 60 feet to allow flexibility in the use of the eastern truck bay for the Amphi Housing First Resource Center operations, such as providing a mobile clinic. The existing curb cut for the driveway to the western truck bay may be removed as part of the redevelopment of the site. Access within the Village Housing District will consist of parking areas and access lanes (PAALs) in accordance with the applicable standards listed in the UDC.

The existing access lane that connects to the access point at the southeast corner of the property will remain and facilitate vehicle circulation through the site, namely the parking area in the property's rear yard. No streets are proposed within the Amphi Housing First Resource Center PAD. Vehicular access to the site will be gated to increase the site's security and participants' safety.

2. PEDESTRIAN CIRCULATION

The site will feature ADA-accessible pedestrian paths throughout the Village Housing District.

3. ROADWAY IMPROVEMENTS

Because the use does not generate significant traffic and the site is adjacent to a local street, there are no proposed roadway improvements.

D. LANDSCAPE PLAN

Landscape borders are required as shown in **EXHIBIT III.A: CONCEPTUAL LAND USE PLAN**. The landscape plan for the Amphi Housing First Resource Center PAD has the following goals:

- Improve the visual appearance of the property's street frontage;

- Reduce the impact of the urban heat island;
- Provide shade for users of the facility and pedestrians along King Road;
- Increase the number of native and drought-tolerant plants onsite, improve irrigation techniques, and implement green stormwater infrastructure to increase water conservation; and
- Create a visually attractive buffer between the proposed use and surrounding properties.

1. LANDSCAPE BORDERS & PARKING AREAS

Street Landscape Borders: King Road – Redevelopment of the site will include the installation of a 20-foot wide street landscape border along the southern property line adjacent to King Road. Existing landscaping within this border may remain and count toward achieving compliance with the landscape standards of the UDC. New vegetation within the landscape border will consist of plants selected from the Arizona Department of Water Resources approved plant list, and it will be designed to create a visually attractive street frontage that locates trees in the best location to form a canopy and provide shade to pedestrian facilities in the right-of-way.

Landscape Borders: 10-foot landscape borders will be provided along the northern and western property boundaries to facilitate a transition from the neighboring properties. Landscaping provided in these borders will be developed in compliance with the applicable landscape standards of the UDC. In the event that modifications to the landscape borders is necessary to accommodate non-congregate shelters, the border widths, plant material and plant quantities may be amended administratively based on new information at the time of development.

Parking Areas: Five parking spaces will be provided onsite for employees and volunteers of the Amphi Housing First Resource Center. Landscape will enhance the overall visual appearance of the parking area, and canopy trees will provide shade and mitigate the urban heat island effect.

2. GREEN STORMWATER INFRASTRUCTURE

The City of Tucson's Storm to Shade program aims to increase the amount of green stormwater infrastructure throughout the city. This infrastructure is located on City property and repurposes stormwater as a water resource that can irrigate landscape areas and conserve water while increasing the percentage of shaded surfaces and providing an evaporative cooling effect to the surrounding area. The Amphi Housing First Resource Center should incorporate cost-effective green stormwater infrastructure across the site where possible to help improve the surrounding area's climate and further the City of Tucson's water and climate goals.

E. DRAINAGE PLAN

To evaluate the potential impacts on neighboring properties of including additional impervious surfaces onsite, the drainage plan for the Amphi Housing First Resource Center contemplates increasing the existing impervious surfaces found onsite by an additional 4,600 square feet to account for new non-congregate units and communal facilities behind the existing fire station building. Since the site is located within a critical basin, critical basin detention and first flush retention requirements

would be triggered at the time of development. These requirements would need to be satisfied through a drainage report/hydrology analysis to be submitted to the city alongside the other necessary documents and plan sets to obtain a permit for the proposed work.

It should be noted that the hypothetical scenario used for analyzing drainage impacts did not contemplate the addition of new landscape areas or the removal of existing impervious surfaces. If the final design decreases or doesn't increase the site's overall impervious surface, then no retention/detention would be required with the formal drainage report/hydrology analysis.

If retention/detention is required to achieve a reduction of flows, the Amphi Housing First Resource Center may integrate water harvesting techniques in the design of the property. The methods used onsite may include directing surface flow from the parking area or other large impervious surfaces into the landscape areas, using structures to capture runoff for later use, dispersing runoff into the soils by increasing the amount of exposed surface area, and utilizing mulch to the maximum extent possible to reduce evaporation and retain moisture in the soil. Decomposed granite (DG) should be avoided in water harvesting areas due to its ability to clog soil pores and reduce infiltration rates.

F. GRADING PLAN

The site of the Amphi Housing First Resource Center PAD has been entirely disturbed as part of the past fire station development and operations. Because the former fire station building will remain and be repurposed and the remainder of the site is flat, it is not anticipated that any significant grading will be needed to develop the northern half of the property.

G. IMPACTS ON EXISTING STRUCTURES, ROADS, AND OTHER DEVELOPMENT

The Amphi Housing First Resource Center will make use of the existing structure onsite to lessen the impact of new development on surrounding property owners. It will not generate a significant amount of traffic because participants are not likely to have access to personal vehicles, which reduces the impact of the development on roads serving the site.

H. IMPACTS ON EXISTING INFRASTRUCTURE AND PUBLIC SERVICES

1. SANITARY SEWER

The Pima County Regional Wastewater Reclamation Department has previously served the site, and the development will use existing connections to the sewer network. The average dry weather flow is anticipated to increase because the site is being adaptively reused, and the proposed redevelopment of the site will include additional fixtures.

2. SOLID WASTE DISPOSAL

The site has been previously served by the City of Tucson's Environmental Services department. This service will resume once the Amphi Housing First Resource Center has begun operations on the site.

3. PUBLIC UTILITIES

As stated, the site was previously served by Tucson Water and Tucson Electric Power and will be used for all future redevelopment.



AMPHI HOUSING FIRST RESOURCE CENTER

PART IV: DEVELOPMENT REGULATIONS

IV. DEVELOPMENT REGULATIONS

The following provides the development regulations for the Village Housing District, which contains permitted land uses and development standards that have been crafted in response to 1) the site's existing constraints, 2) affordable housing trends and best practices, and 3) the desire to retain the utmost flexibility to repurpose this site as the community's needs and HCD's responsibilities shift. The regulations established herein serve as the basis for developing the former Fire Station property and as the development foundation for the Village Housing Model, which is intended to inform code changes and be implemented on other properties. Any new development within the Amphi Housing First Resource Center PAD shall conform to all applicable building, fire, and safety standards required by the UDC unless modified herein.

A. VILLAGE HOUSING PERMITTED LAND USES

Any permitted or special exception use listed in Table 4.8-4 of the UDC for the R-2 Zone is allowed within the Amphi Housing First Resource Center PAD unless modified herein.

1. ADDITIONAL PERMITTED USES

- Congregate Shelter as defined by *Section I.A* of the Amphi Housing First Resource Center PAD
- Non-Congregate Shelter (also referred to as microshelter, tiny homes, etc.) defined by *Section I.A* of the Amphi Housing First Resource Center PAD
- Support Services, as defined by *Section I.A* of the Amphi Housing First Resource Center PAD
- Wireless Communication

B. PROHIBITED LAND USES

The following uses are prohibited within the Amphi Housing First Resource Center PAD:

- Cemetery

C. ADDITIONAL LAND USE STANDARDS

1. VILLAGE HOUSING

- No more than 120 beds shall be provided onsite.
- No more than 35 non-congregate units shall be provided in the yard external to the fire station.
- No more than 15 non-congregate units shall be provided internal to the fire station.
- Safety protocols such as curfew, onsite security, 24-hour surveillance cameras, community rules, neighborhood monitoring, etc. shall be implemented. Such safety protocols shall be submitted prior to the issuance of the Certificate of Occupancy.
- The facility shall be operated by the City of Tucson Housing and Community Development (HCD) Department or an affiliated partner.

- HCD or the affiliated partner shall offer to meet with all neighbors within 400 feet and all neighborhood associations within one mile prior to submission of the development package to inform them of building plans, site programming and logistics, safety protocols, etc.

D. DEVELOPMENT STANDARDS

The following provides standards for the Amphi Housing First Resource Center PAD utilizing the basic parameters of the R-2 Zone with modifications. Where the Amphi Housing First Resource Center PAD falls silent on certain development parameters, the development standards prescribed by the UDC for the R-2 Zone prevail.

TABLE IV.D: DEVELOPMENT STANDARDS

Minimum Lot Area	None
Maximum Lot Coverage	None
Maximum Height	30 Feet (Two-Stories)
Separation Between Buildings	Per applicable fire code, unless modified herein
Perimeter Yards	
Non-MS&R	20 Feet
Village Housing adjacent to Residential Zone	10 Feet
Village Housing adjacent to Non-Residential Zone	0 Feet

E. ADDITIONAL DEVELOPMENT STANDARDS

The following provides additional development standards that apply to the Amphi Housing First Resource Center PAD.

1. PARKING

Recognizing that the Amphi Housing First Resource Center is accessible by multiple modes of transportation and parking needs are only necessary for employees or support service providers, a minimum of five parking spaces shall be provided onsite. Additional parking, up to five parking spaces, may be accommodated on-street in the King Road right-of-way.

2. LOADING

Parking and access lanes may serve as loading zones. Therefore, no loading zones are required to support the Amphi Housing First Resource Center.

3. LANDSCAPE AND SCREENING STANDARDS

The following landscape and screening standards shall apply to the Amphi Housing First Resource Center PAD.

- A 20-foot (minimum) landscape border shall be provided adjacent to King Road in accordance with Section 7.6.4 of the UDC.
- 10-foot (minimum) landscape borders shall be provided adjacent to the northern and western property boundaries in accordance with Section 7.6.4 of the UDC.
- Rainwater harvesting basins and green stormwater infrastructure shall be incorporated into the village housing design to the greatest extent practicable.
- A six-foot (minimum) tall screen consisting of masonry and wrought iron, or similar material, shall be provided on the property line to contain the village housing.

4. SIGNAGE AND MONUMENTATION

Signage and monumentation within the PAD shall comply with the applicable City of Tucson Sign Code and sign regulations.

5. SOLID WASTE STANDARDS

All required solid waste and recycled materials collection and storage shall be designed in accordance with the *City of Tucson Technical Standards Manual, Section 8: Solid Waste and Recycling Disposal, Collection, and Storage Standards* unless an agreement between the City of Tucson's Environmental Services Department and the Housing and Community Development Department can be reached for alternative standards for the Amphi Housing First Resource Center.

6. LIGHTING STANDARDS

All outdoor lighting shall comply with the City of Tucson Outdoor Lighting Code and shall be shielded and downward-directed.



AMPHI HOUSING FIRST RESOURCE CENTER

PART V: IMPLEMENTATION & ADMINISTRATION

V. IMPLEMENTATION & ADMINISTRATION

A. INTERPRETATIONS AND AMENDMENTS

The regulations and guidelines provided within this PAD supersede existing regulations within the City of Tucson Unified Development Code. If an issue arises regarding definitions, conditions, standards and/or situations not addressed in this PAD, those in the UDC or other City regulations shall prevail, as interpreted by the City of Tucson Zoning Administrator.

Amendments to this PAD may be necessary over time to respond to the changing market demands, or financial conditions, or to respond to the unanticipated needs of new users. Non-substantial changes to the PAD shall be approved pursuant to *UDC Section 3.5.5.I* and include the following:

- a. Modifications to the permitted uses that do not change the overall intent of the PAD.*
- b. Modifications to tax code parcel boundaries, including changes to interior boundaries, right-of-way acquisition, or combining parcels.*
- c. Modifications to definitions, development standards and regulations based on new information, best practices and market trends for affordable housing/shelter uses.*
- d. Any other items not expressly defined as substantial based on UDC Section 3.5.5.J.*
- e. Modifications to code provisions, including but not limited to the UDC, Fire, and Building code, as long as safety is maintained and with approval from the Planning Director/Building Official.*

Substantial changes (as defined in *UDC Section 3.5.5.J.2.c*) are subject to the amendment application process outlined in *UDC Section 3.5.5.J.2*.

RESOURCES

2023 Point in Time Count Report of Persons Experiencing Homelessness and Shelter/Supportive Housing Utilization in Pima County, AZ, 2023.

(<https://www.tucsonaz.gov/files/sharedassets/public/v/1/hcd/homelessness/tpch-2023-point-in-time-count-housing-utilization-report.pdf>).

Aerial Photographs, Pictometry, 2020.

City of Tucson Unified Development Code, 2016.

MapTucson, City of Tucson GIS, 2023.

Plan Tucson, City of Tucson General & Sustainability Plan, Ratified 2014.

Pima Association of Governments, Transportation Data Management System, 2023

PimaMaps, Pima County GIS, 2022

Pima Regional Trail System Master Plan, Revised May 2012