

Urban Design Plan

Downtown Links Public Workshop, *March 11, 2008*

downtown



Project Goal:

**Develop an implementable
Land Use and Urban Design Plan
as a companion to the
Downtown Links transportation project.**

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FINAL PLAN STRUCTURE

I. EXECUTIVE SUMMARY

II. INTRODUCTION

Project Description, Scope of this Plan, Planning Process and Framework

III. PLANNING ISSUES

IV. PROJECT PLANNING PRINCIPLES

V. PLAN IMPLEMENTATION (HOW TO USE THIS PLAN)

VI. COMMON PLAN ELEMENTS

Character

Connectivity (Transportation and Parking)

Land Use

Infrastructure

Safety

Environment

Stewardship

VII. THREE SUB-AREAS: Goals, Policies, Implementation Strategies by Sub-Area

Plan Sub-Area One: Iron Horse & 4th Ave

Plan Sub-Area Two: Warehouse District

Plan Sub-Area Three: The Neighborhoods (EP, BA, DS)

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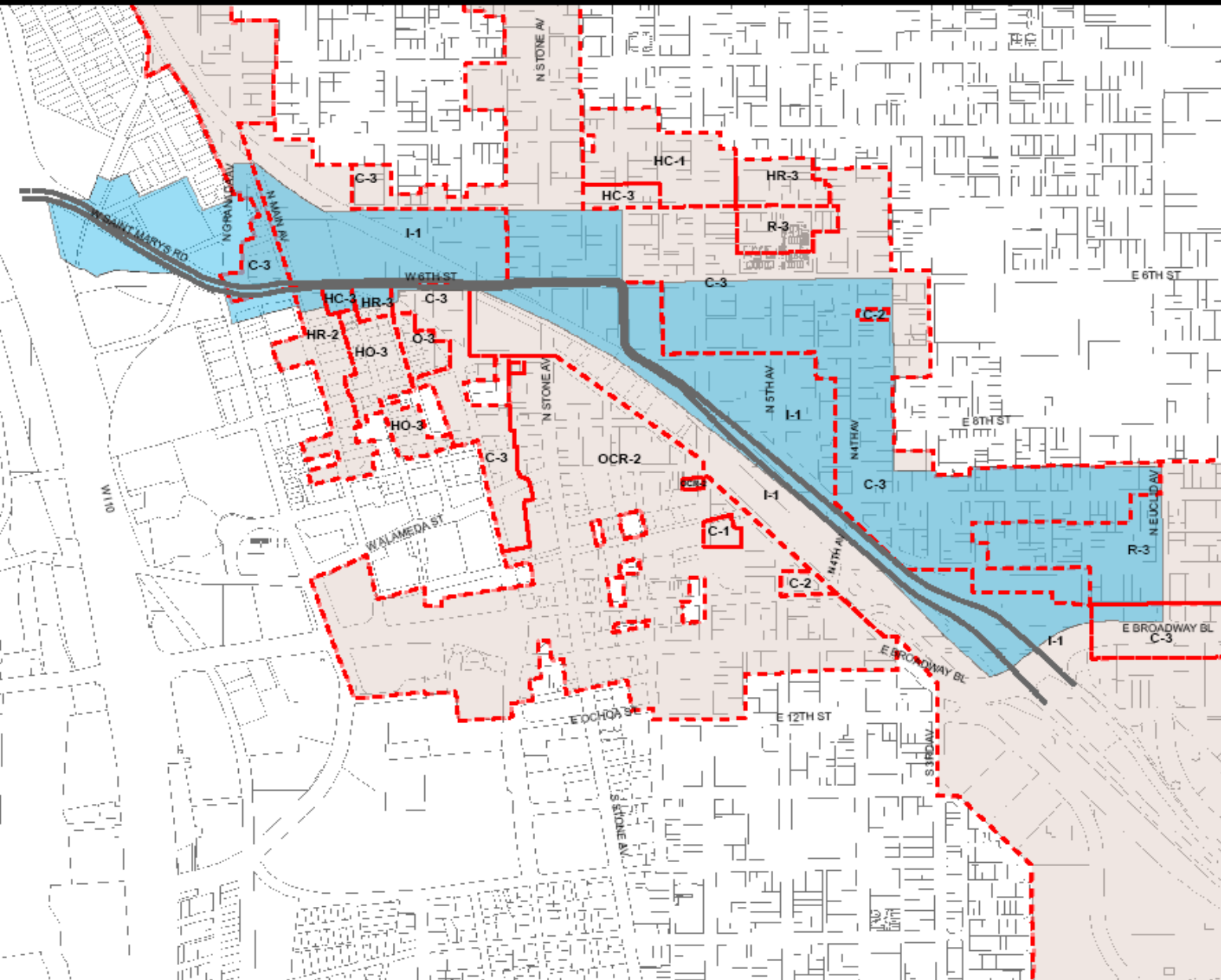
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City of Tucson Zoning Classifications

Legend

- Downtown LINKS Route
- Study Area
- Zoning Classifications



0 0.05 0.1 0.2 Miles



Department of
URBAN PLANNING
& DESIGN

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Character

Create a Iron Horse district with its unique RR era historic character that is livable, integrated, and well-maintained. Insure appropriate business, appropriate infill, aesthetic quality, public space, better participation, continued diversity, and pride of ownership.

Reinforce the successful pedestrian character of 4th Ave. commercial district. Maintain its historic feeling, strengthen its economic vitality and work with property owners to explore increased development opportunities on 4th Avenue (especially regarding the proposed streetcar).



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Land Use

4th Ave. Optional Overlay Zone

- 2-story limit for first 50'
- 3-stories first 50' at corners
- 5 stories to first alley
- Mixed use with residential
- No rezoning required
- No on-site parking required (in lieu fee)
- Design guidelines
- Design review
- Historic preservation focus

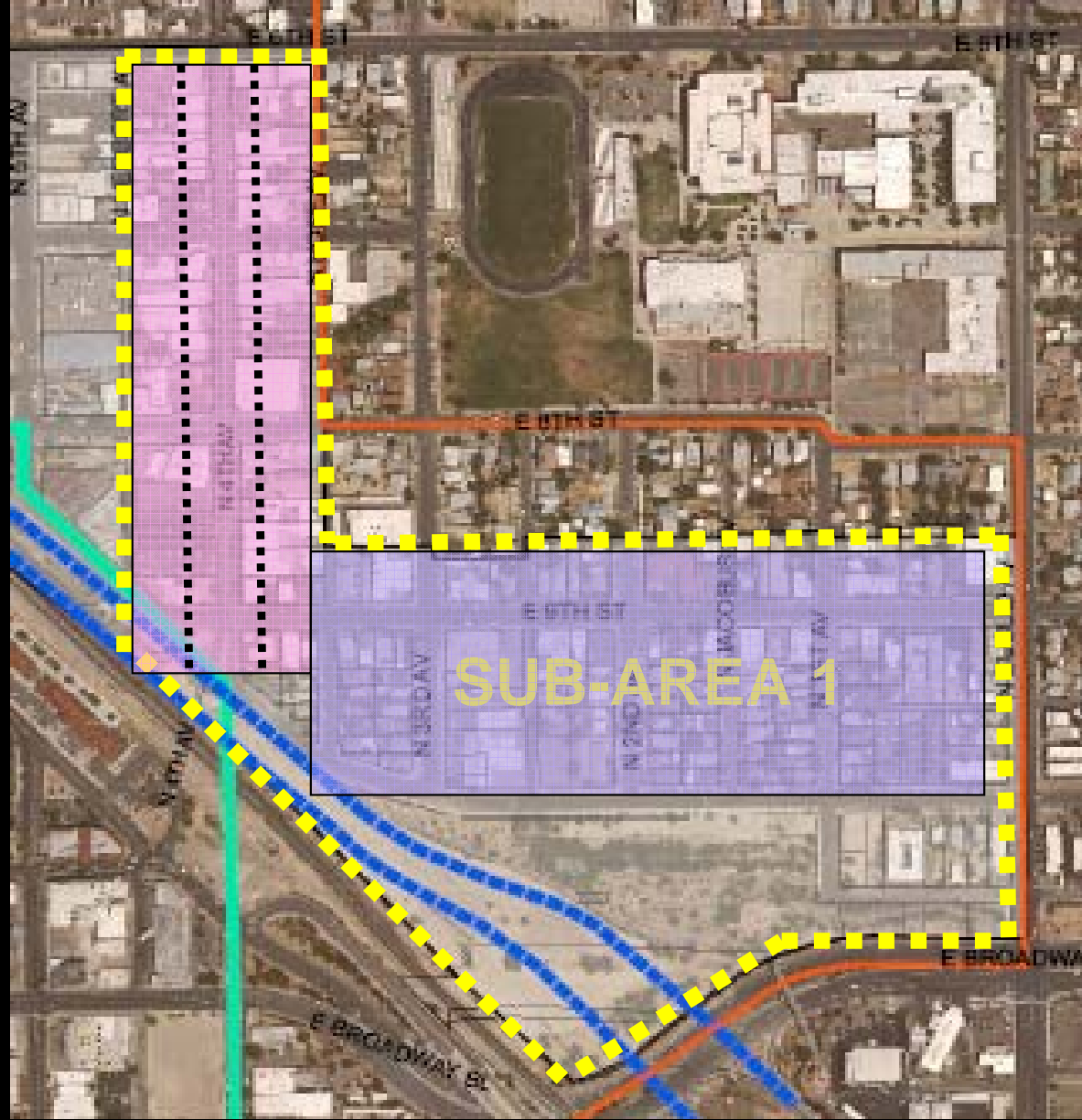
Iron Horse Optional Overlay Zone

- 2-story limit
- Mixed use with residential
- Focus on local-use business
- No rezoning required
- No on-site parking required (in lieu fee)

Design guidelines

Design review

Historic preservation focus



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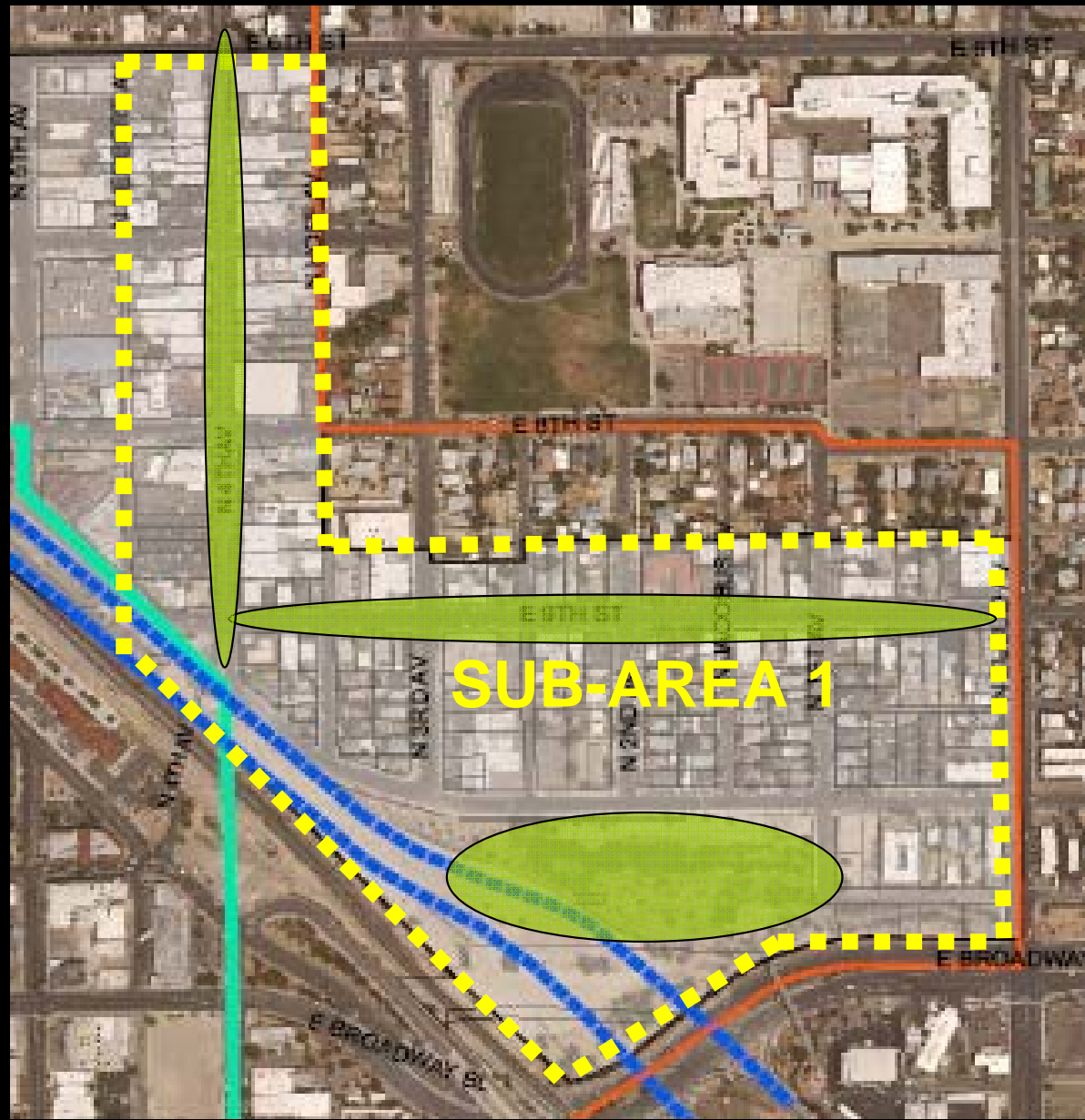
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Infrastructure

Improve and expand the Iron Horse park on 10th Street.

Enhance the 9th Street streetscape and pedestrian environment.

Enhance the 4th Avenue streetscape and pedestrian environment.



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Character

Create a Warehouse District with significantly increased intensity of land uses.

Utilize the future streetcar to make this area the nexus between the UA and Downtown.

Make it very urban and mixed-use: residential, retail, entertainment, arts-related and office.

Improve the infrastructure to make this area an attractive place for pedestrians.

Focus art and design uses especially around 6th Avenue and 6th Street, building on existing success.



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Connectivity

Develop a shared-use bicycle and pedestrian highway.

Build a separated bicycle bridge at the mouth of Stone Avenue.

Make a strong and safe connection into downtown at 7th Avenue.

Maximize the on-street parking in this area with a full diagonal, back-in parking plan wherever feasible.



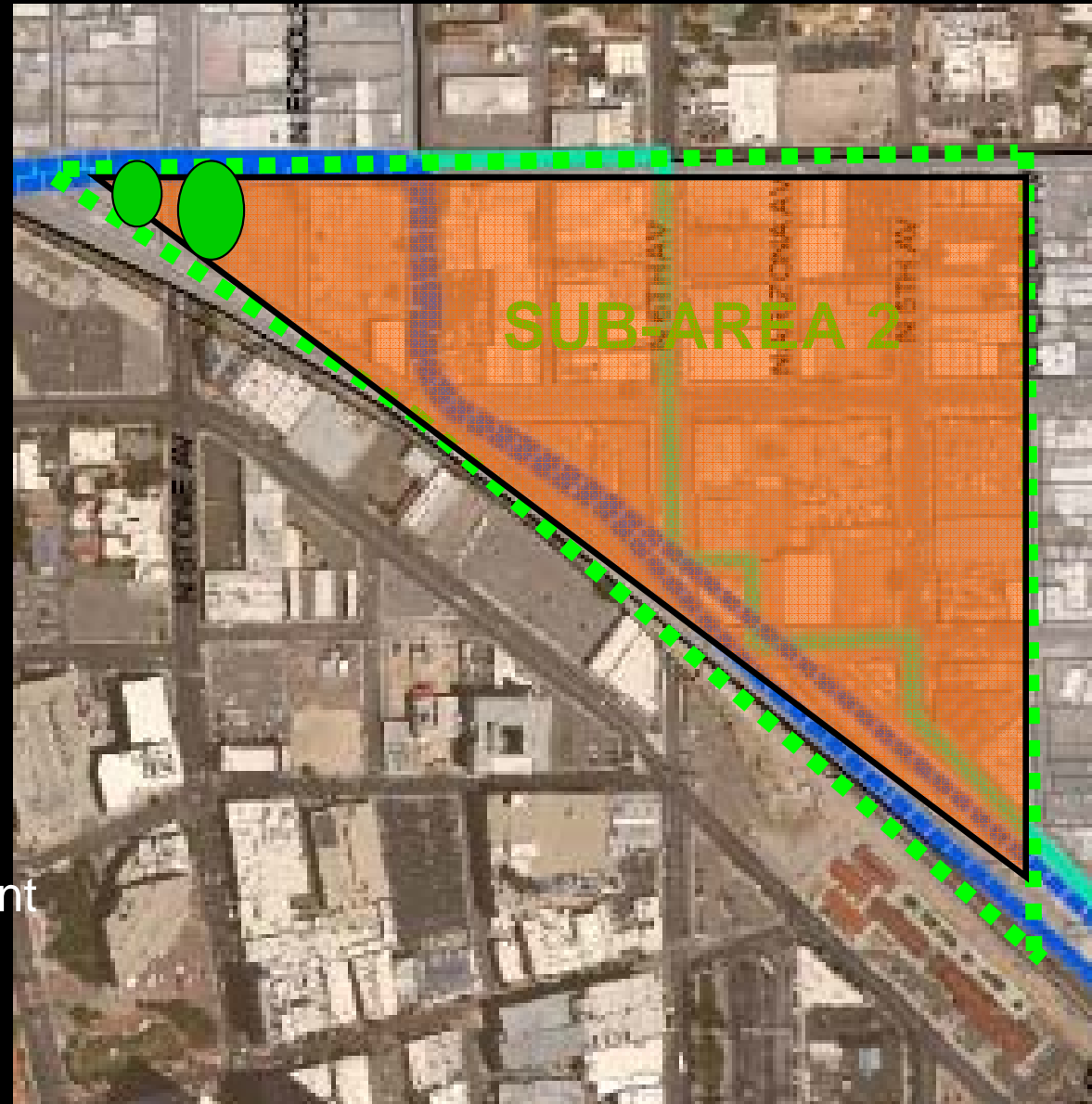
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Land Use

Warehouse Optional Overlay Zone

- 7-story limit
- Mixed use with residential
- No rezoning required
- On-site parking prohibited for commercial uses. (in lieu fee)
- On-site parking optional for residential uses. Maximum 1:1. (in lieu fee).
- Design guidelines
- Promote pedestrian-oriented courtyard network in centers of blocks.
- Reinforce existing street-grid with zero lot line commercial development
- Design review
- Historic preservation focus.
- Focus arts and design uses on 6th Avenue.
- Develop downtown gateway parks at Stone Avenue



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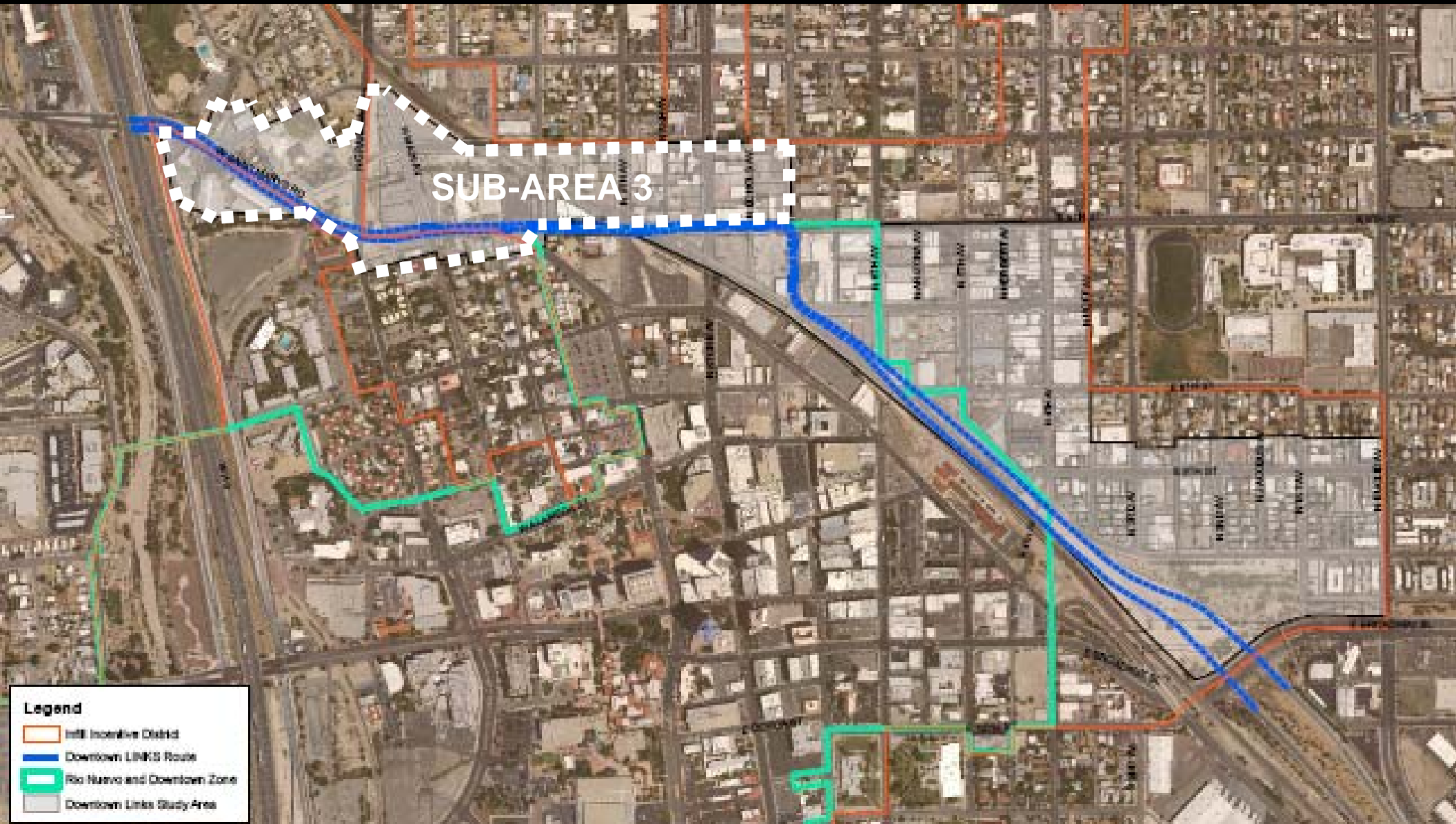
Infrastructure

Make major pedestrian and landscape improvements to all streets in this district.



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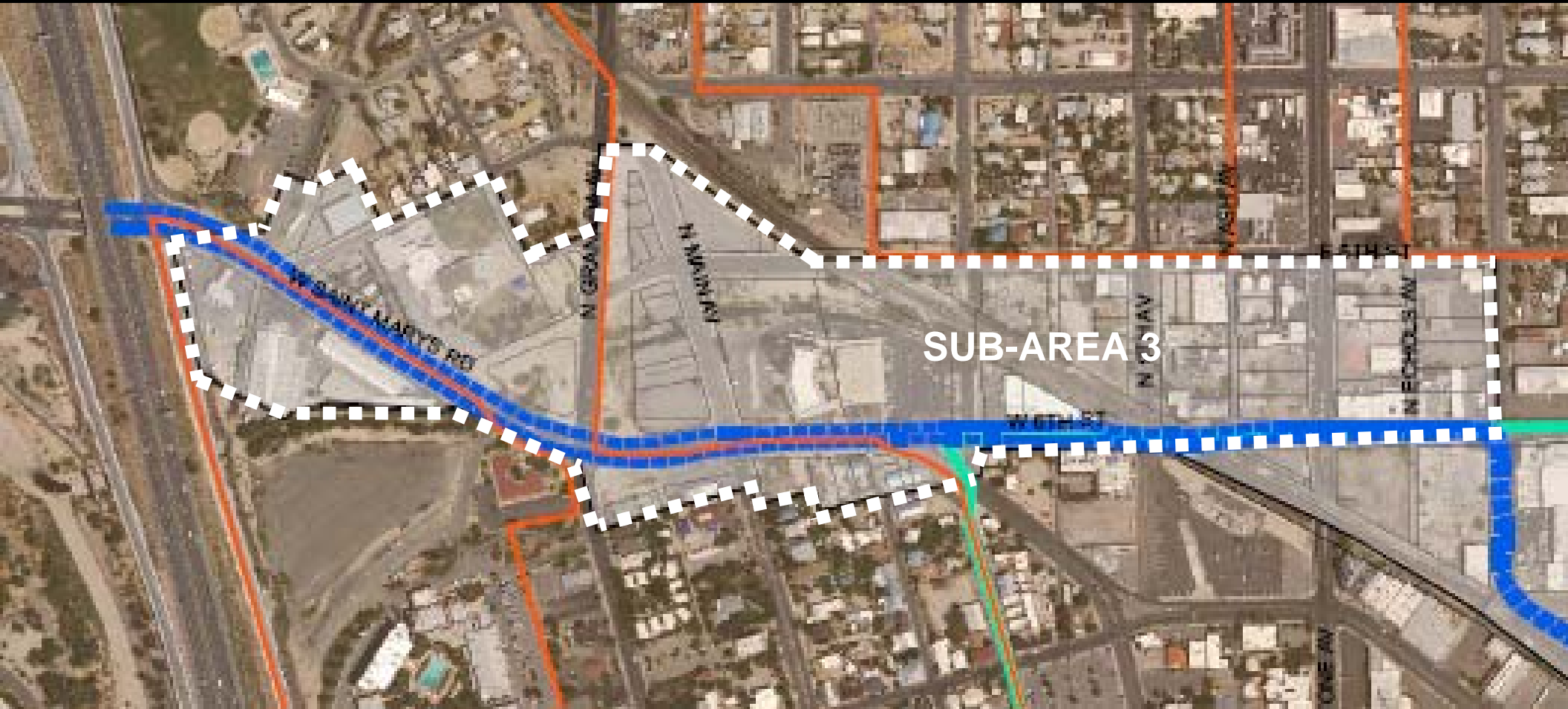
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Character



Protect the historic and residential character of Barrio Anita.

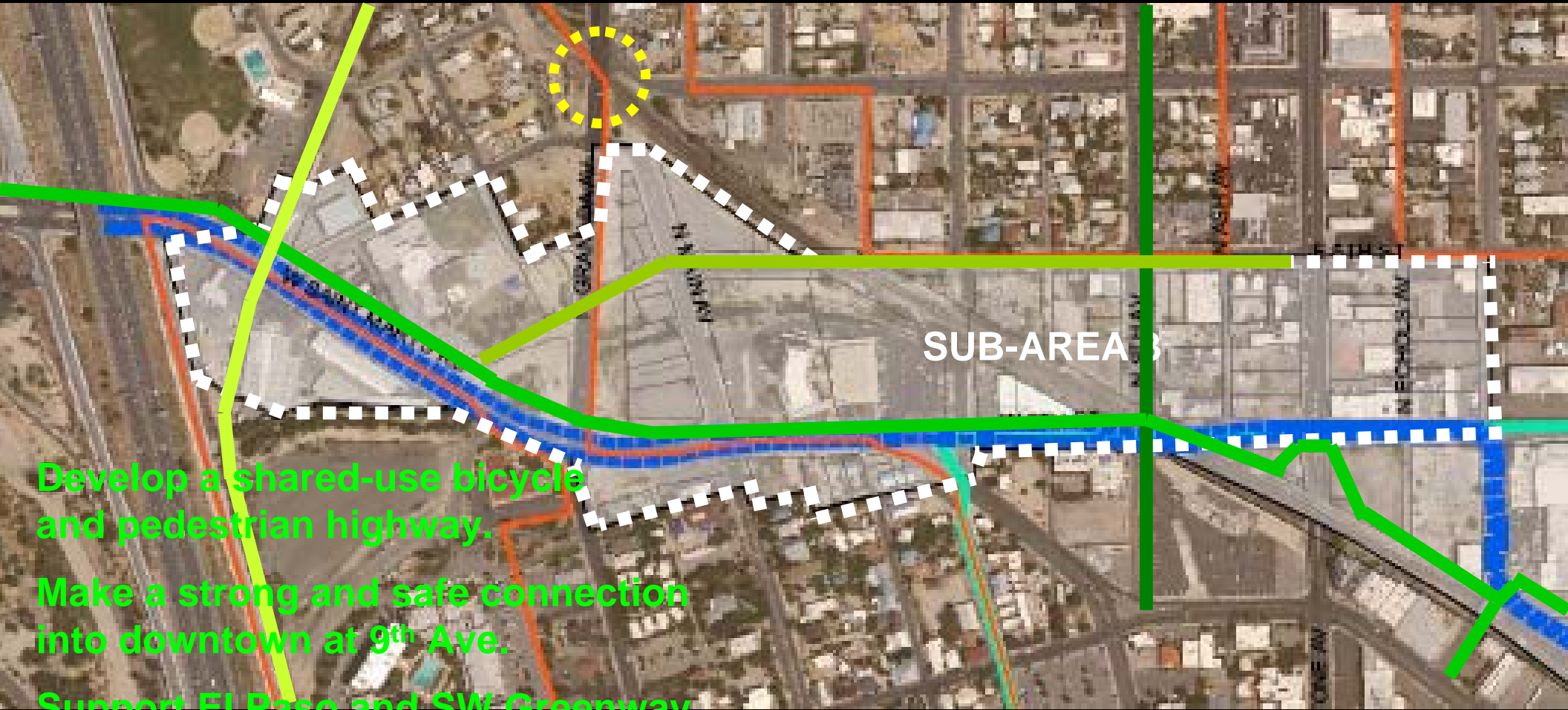
Create a clear and attractive residential edge for El Presidio.

Develop the areas east of Granada with more intensive mixed uses.

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Connectivity

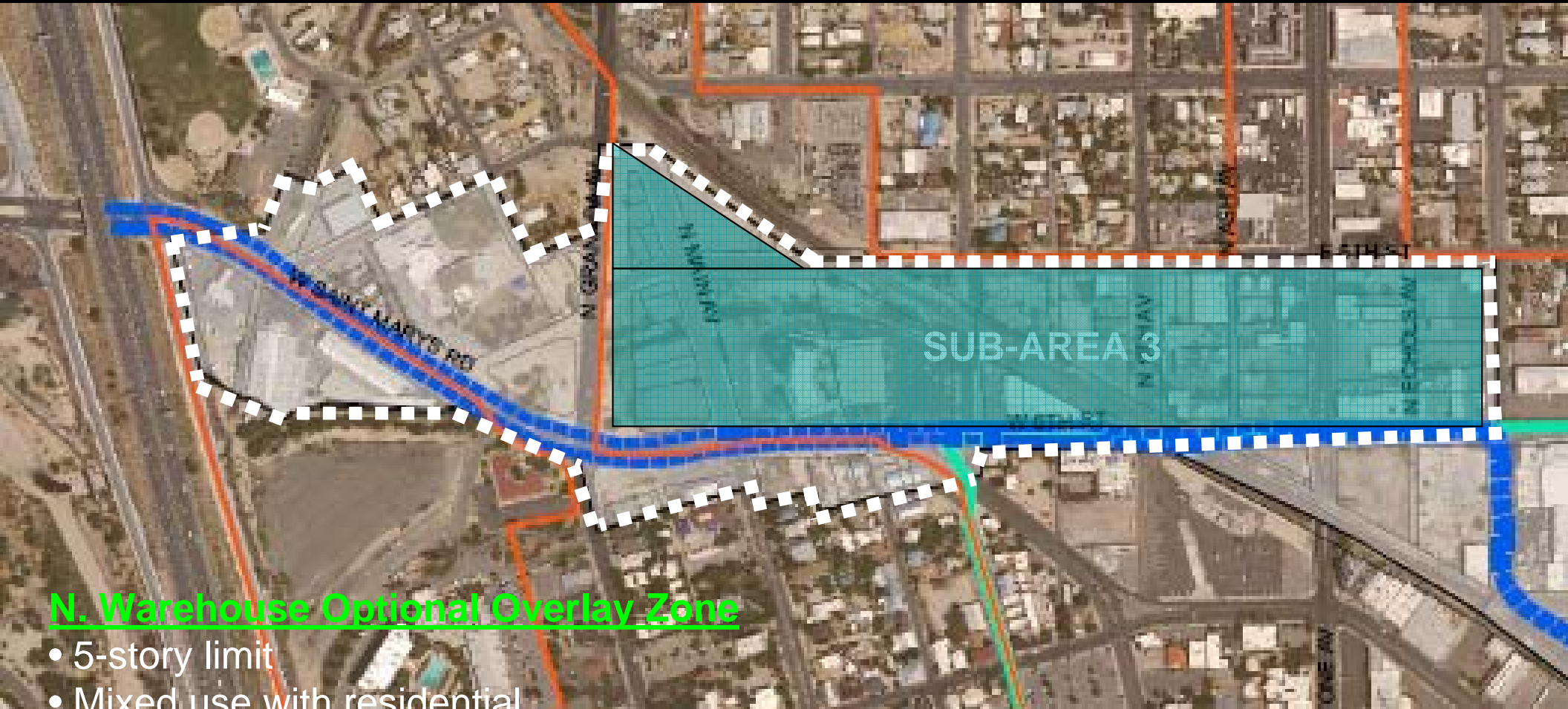


- Develop a shared-use bicycle and pedestrian highway.
- Make a strong and safe connection into downtown at 9th Ave.
- Support El Paso and SW Greenway w/ connection to University Blvd. and a safe crossing of St. Mary's.
- E-W connection at 5th St. Build a safe at grade crossing at Main.
- Safe at grade RR crossing at Main.

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Land Use



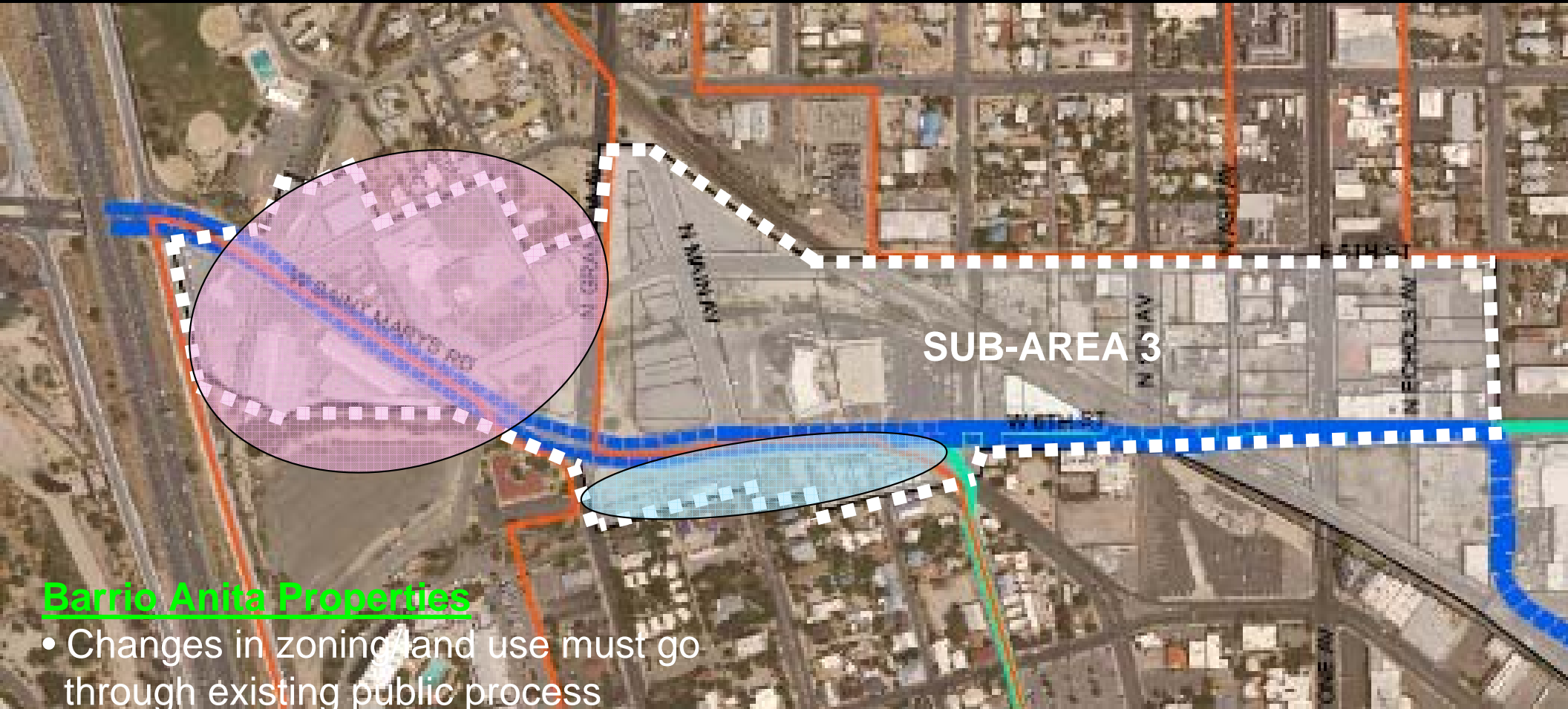
N. Warehouse Optional Overlay Zone

- 5-story limit
- Mixed use with residential
- No rezoning required
- No on-site parking required (in lieu fee)
- Promote arts and design uses
- Design guidelines
- Design review
- Historic preservation focus

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Land Use



Barrio Anita Properties

- Changes in zoning and use must go through existing public process
- Work with NPZ process to consider guidelines for land uses

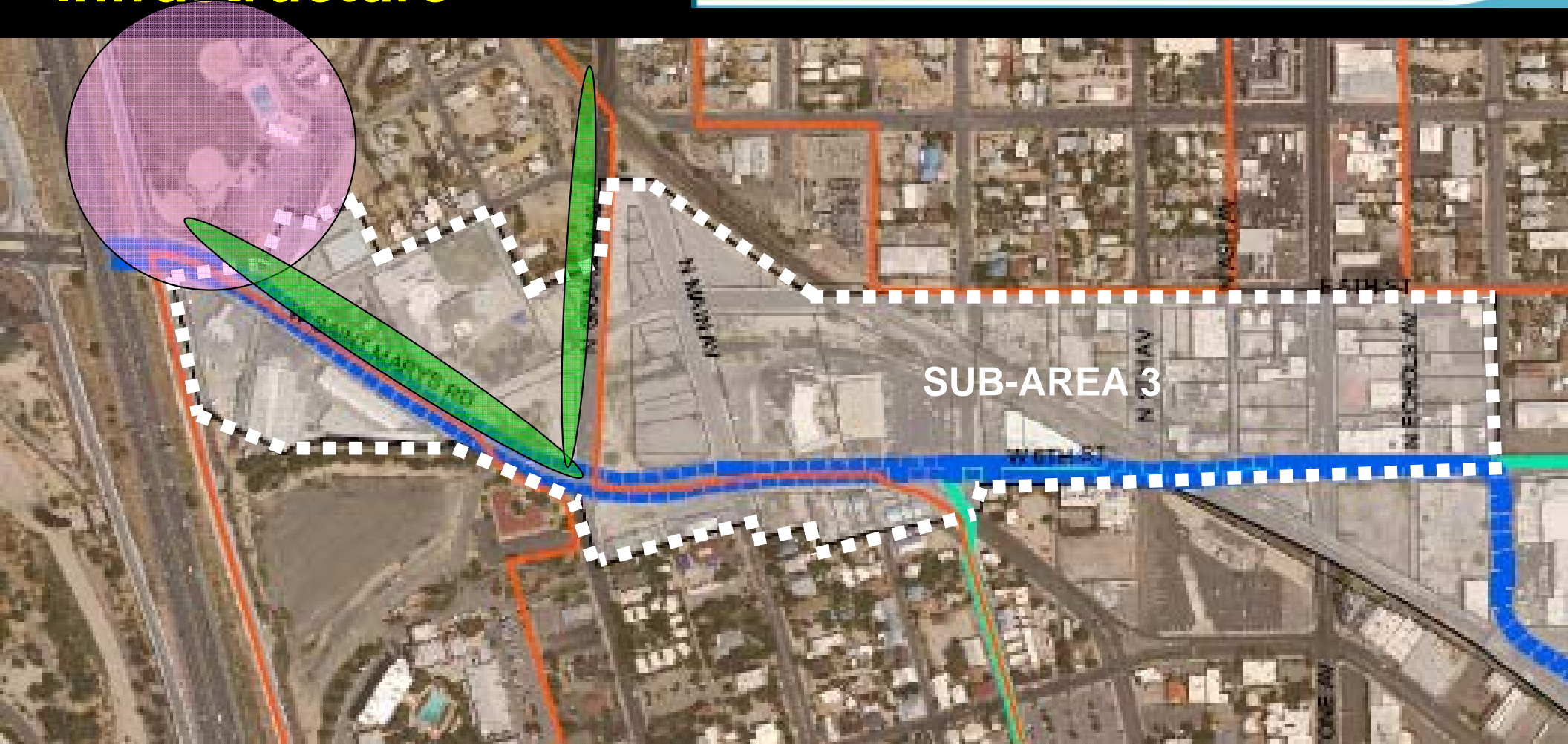
El Presidio Properties

- Implement residential edge plan for for El Presidio

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Infrastructure



Make major pedestrian and landscape improvements to all streets in this district.

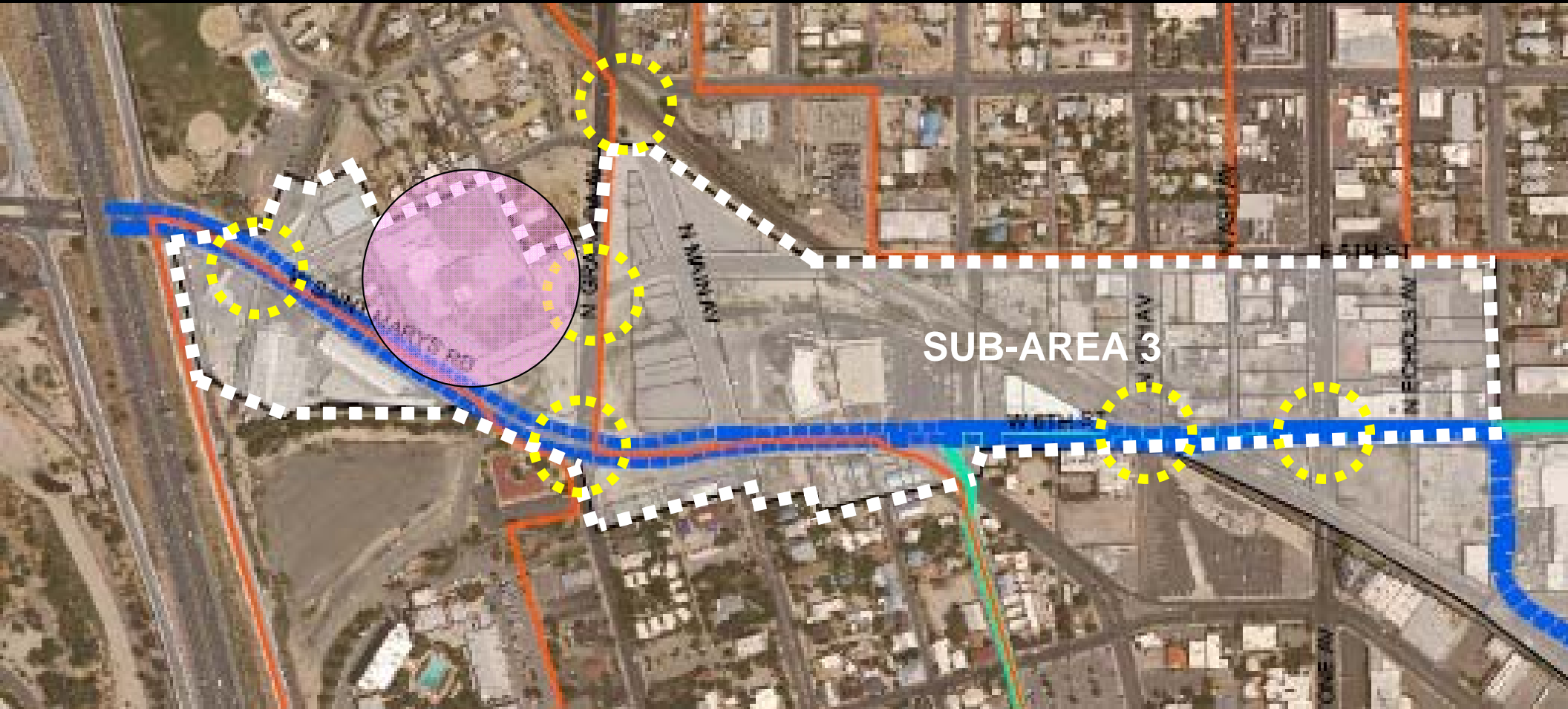
Create a high quality landscape edge along St. Mary's and Granada

Improve Oury Park and add cultural center

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Safety



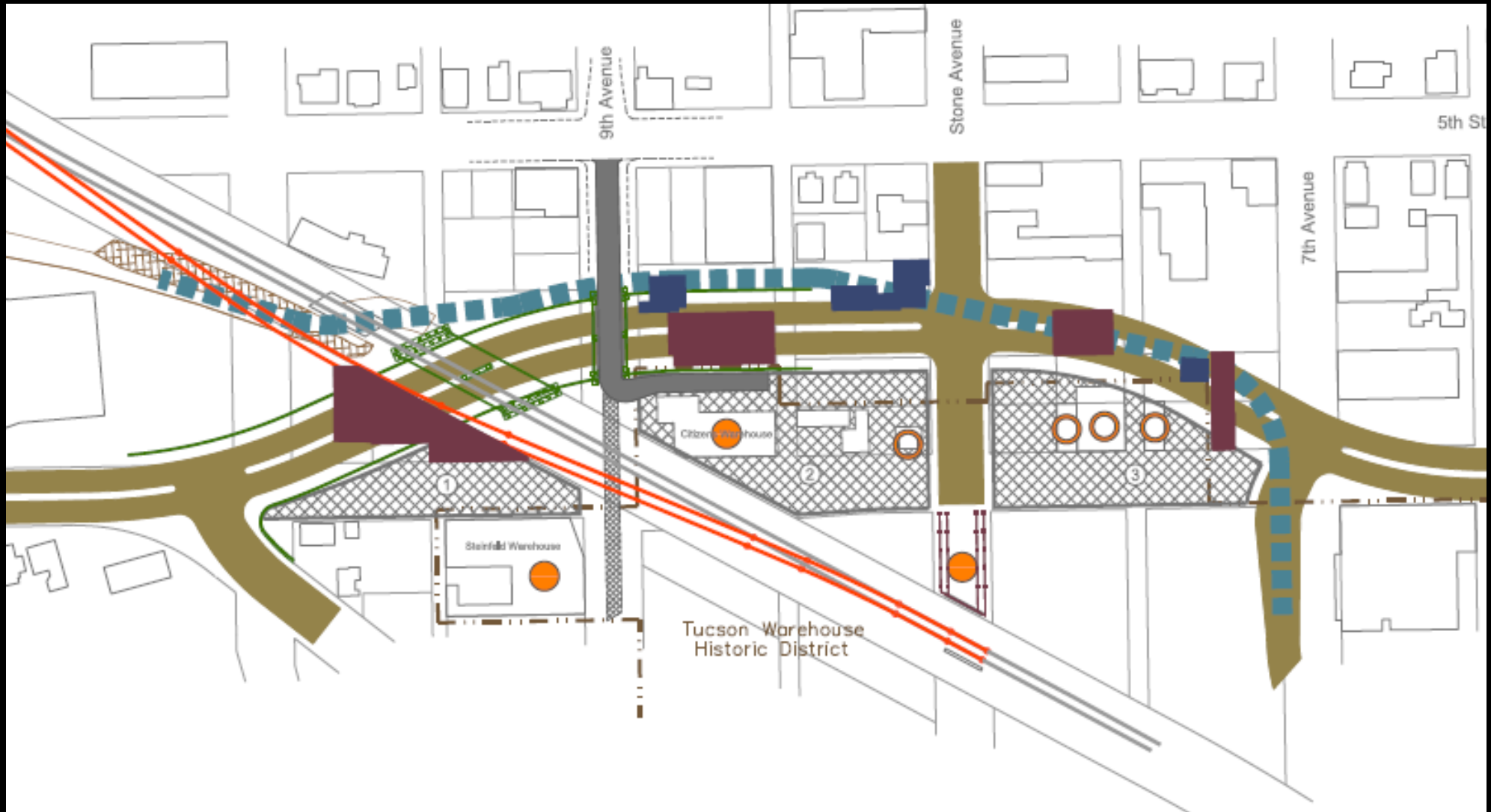
Improve safety of at-grade pedestrian crossings at all intersection

Create “safe routes to school” for Davis School

Improve parent drop-off at Davis

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New alignment proposed in response to Union Pacific Railroad requirements

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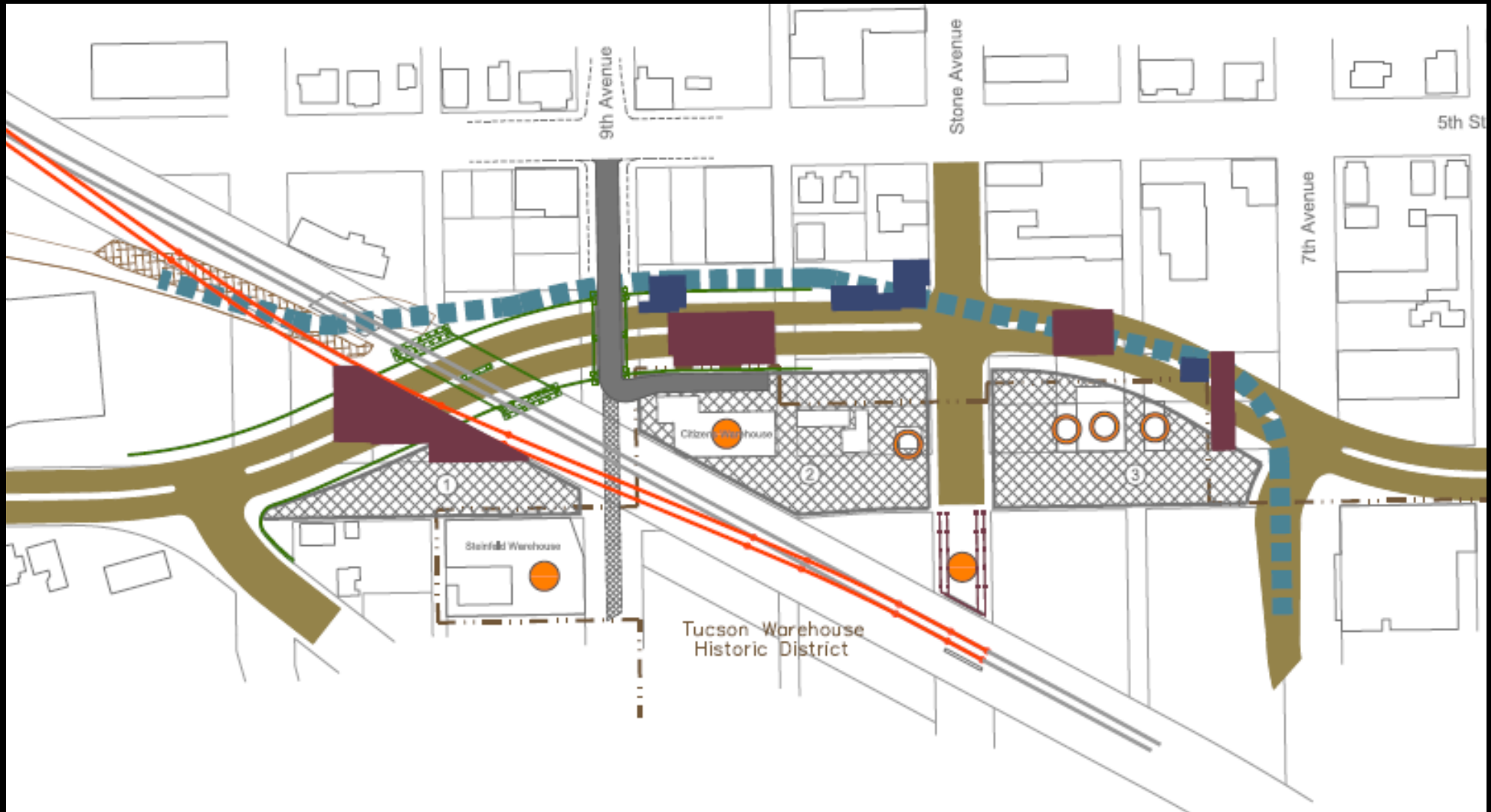
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Proposed alignment in relation to Historic Districts. 7 buildings affected are outside District boundaries. All contributing historic buildings are preserved.

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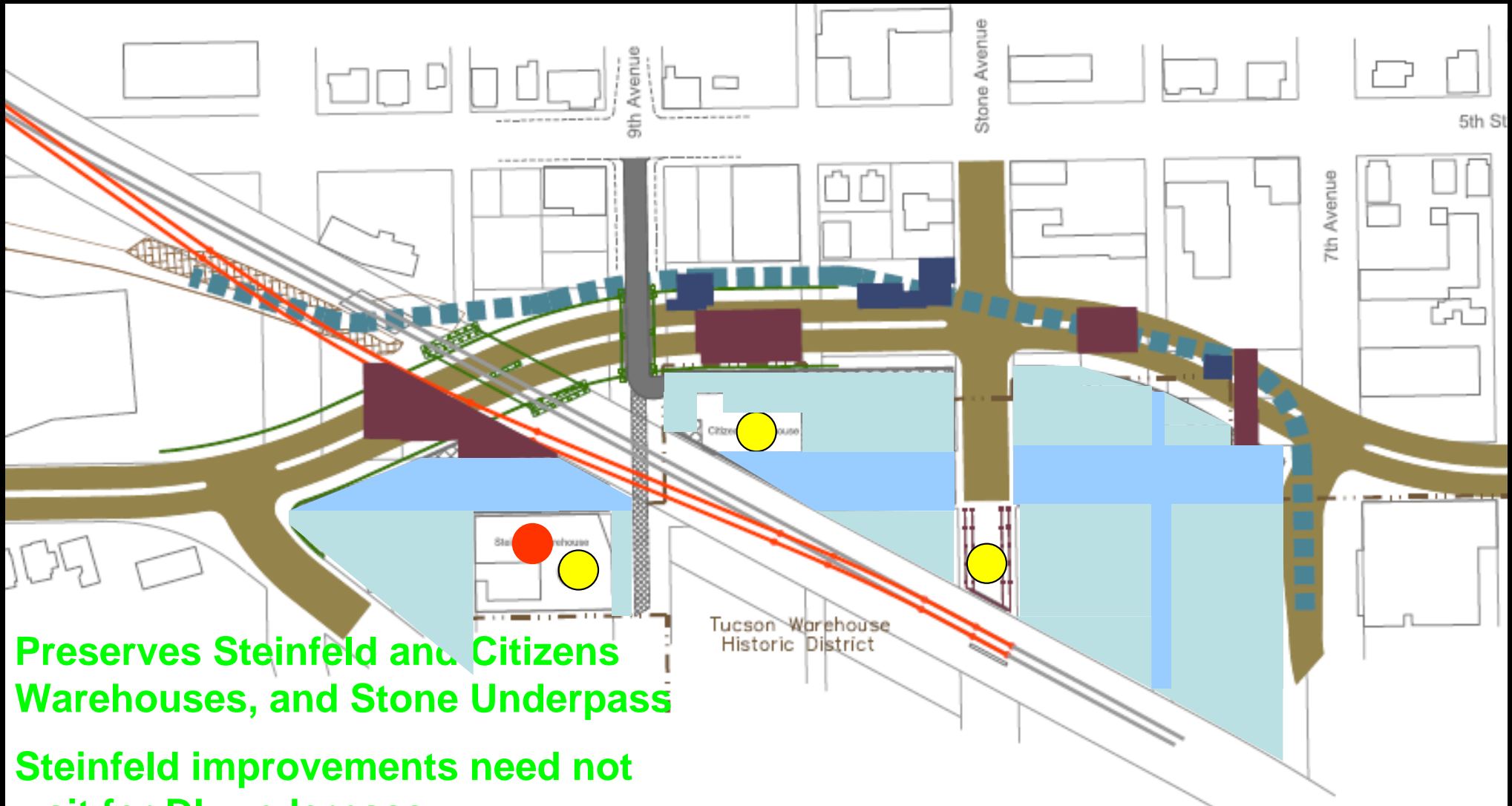
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Urban design implications and opportunities

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Preserves Steinfeld and Citizens Warehouses, and Stone Underpass

Steinfeld improvements need not wait for DL underpass

Creates development opportunities around Steinfeld, Citizens and 7th Avenue/Stone Parcels

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