

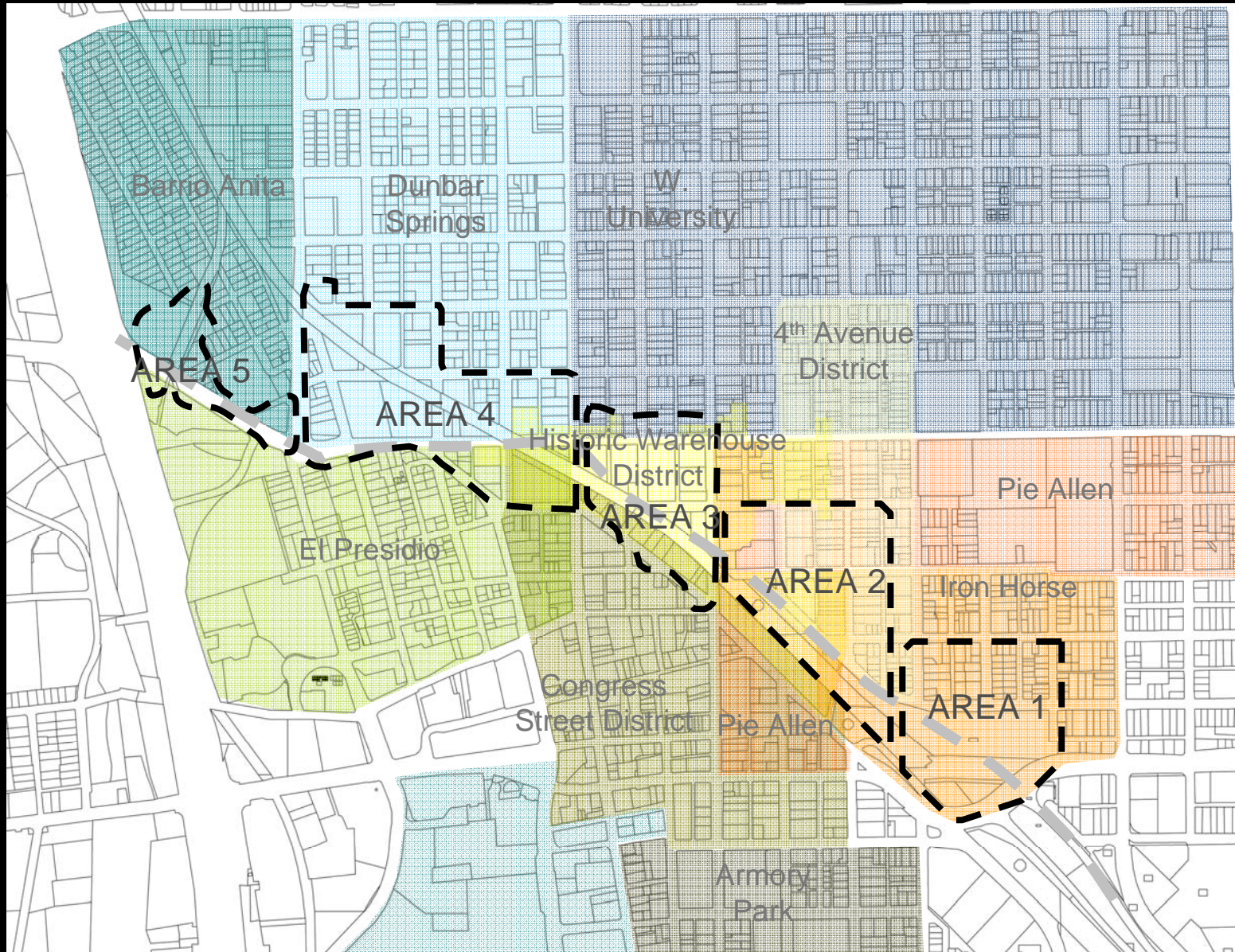


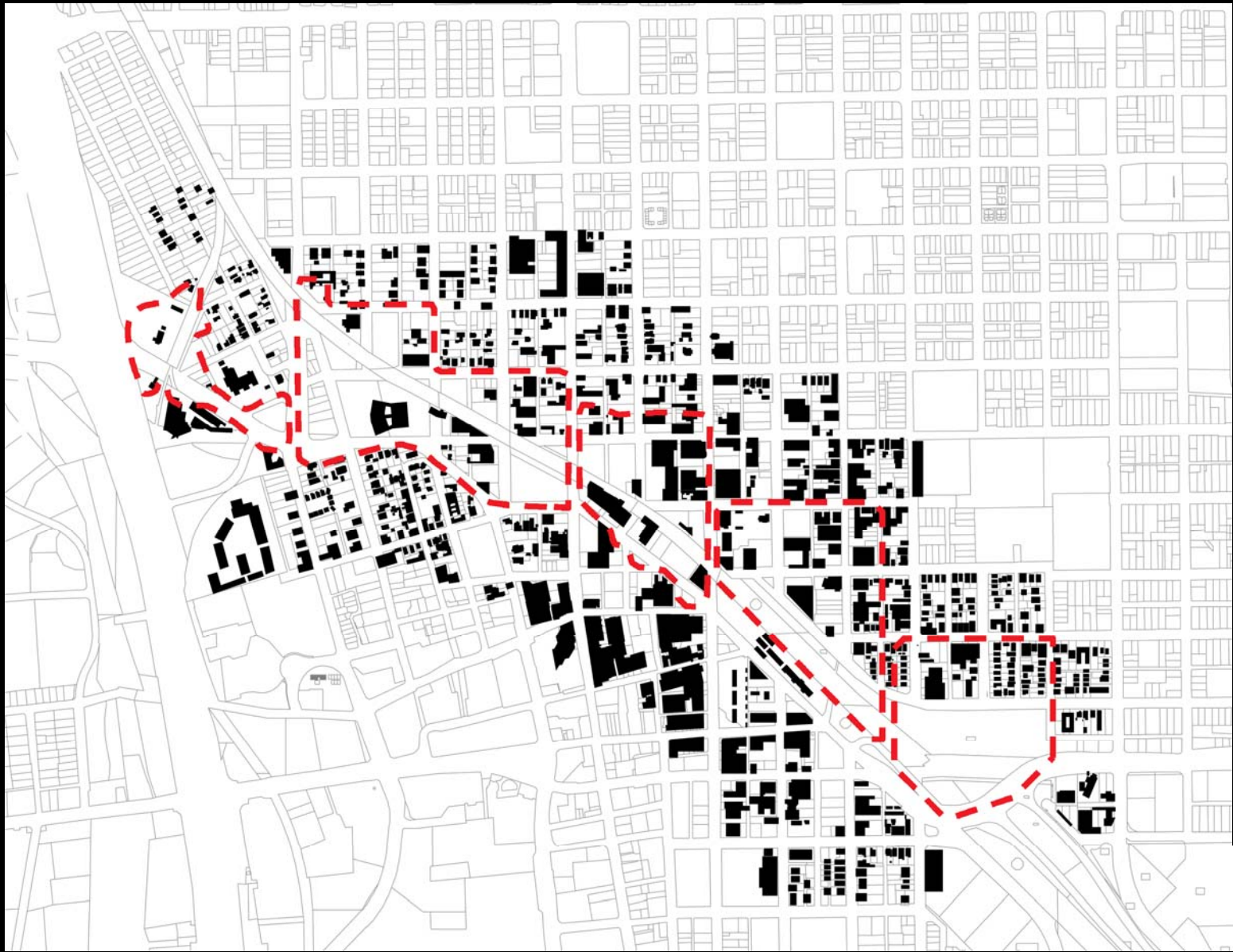
**IRON HORSE & 4<sup>th</sup> AVENUE  
DISTRICT  
URBAN DESIGN DETAIL**

May 2, 2007

downtown

**L I N K S**







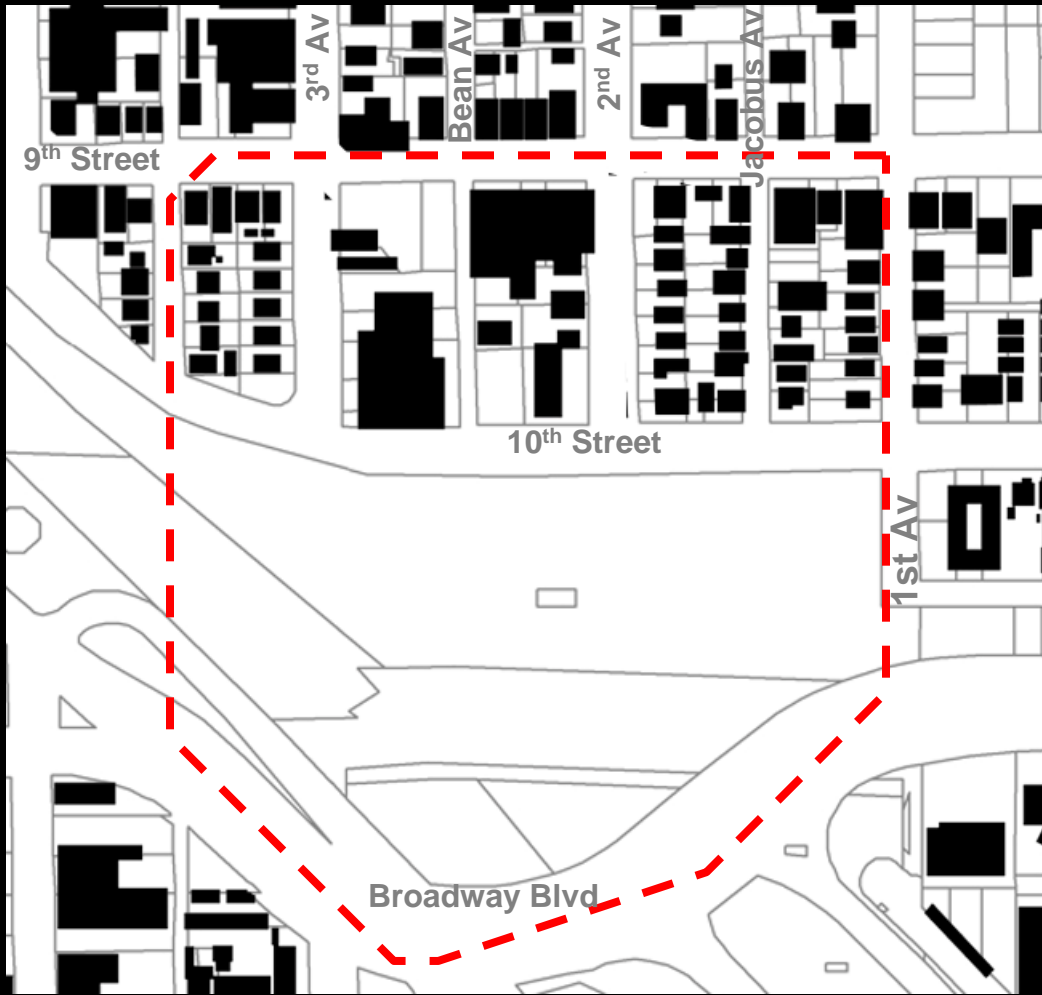
downtown **L I N K S**

## IRON HORSE DISTRICT URBAN DESIGN CONCEPTS

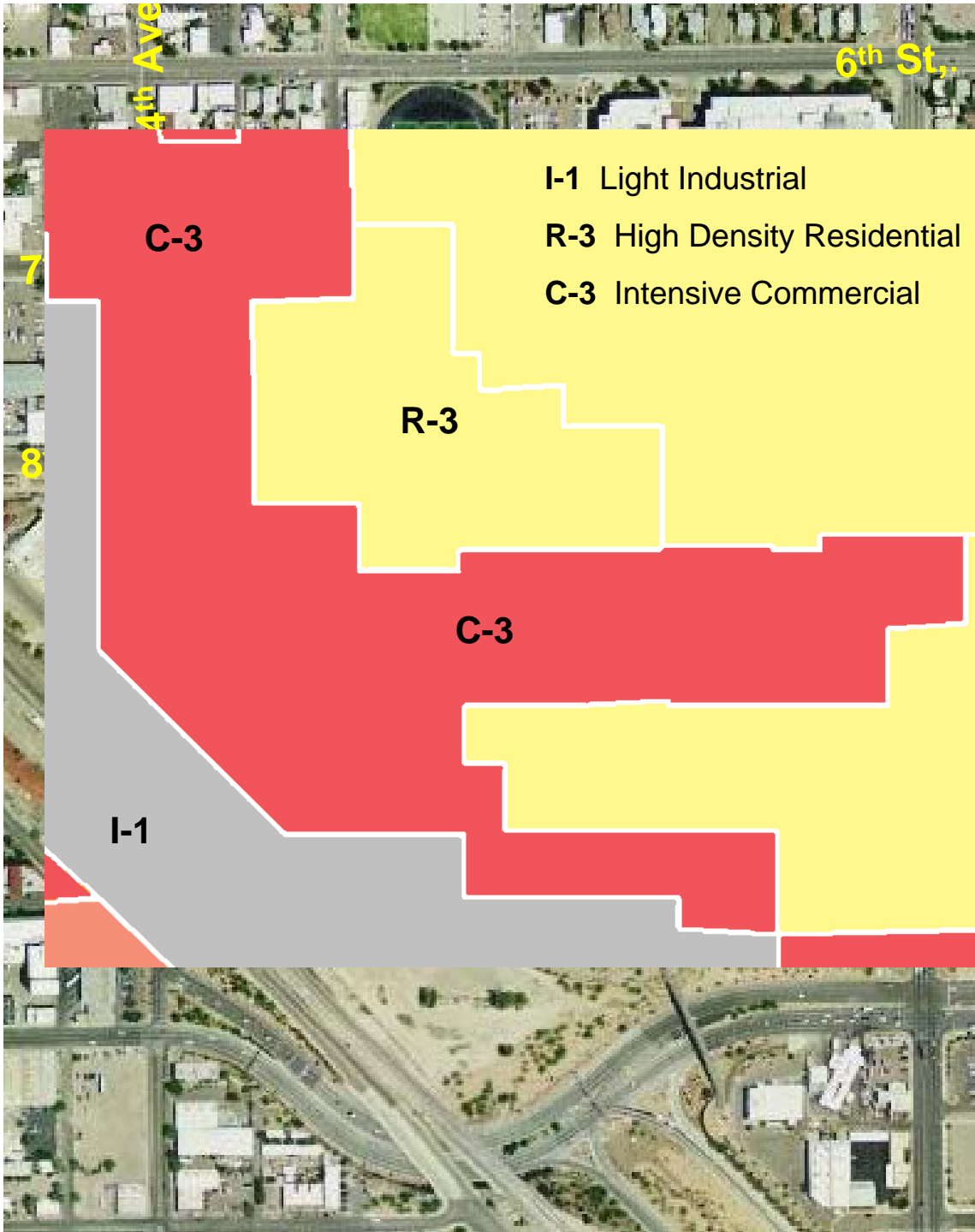
November 20<sup>th</sup>, 2006



**IRON HORSE**  
Federal Historic Districts



**IRON HORSE**  
Blackout Map



## IRON HORSE DISTRICT URBAN DESIGN CONCEPTS

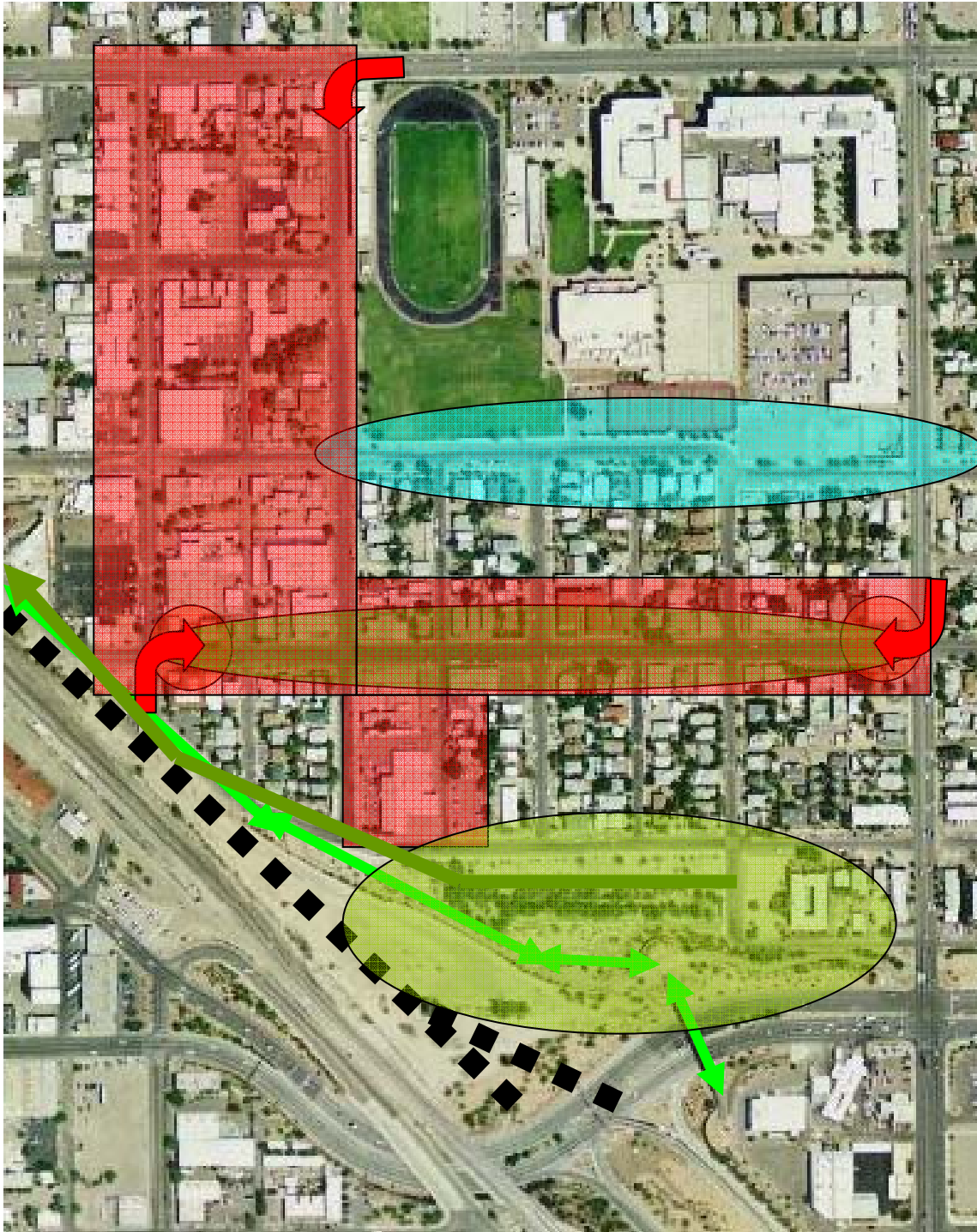
November 20<sup>th</sup>, 2006



downtown **L I N K S**

## IRON HORSE DISTRICT URBAN DESIGN CONCEPTS

November 20<sup>th</sup>, 2006



## OVERALL IRON HORSE URBAN DESIGN CONCEPT PLAN

1. Coordinate with PRO Neighborhoods Plan
2. Multi-use bicycle/ped. path
3. 9th Street gateways
4. 9th Street boulevard
5. Mitigate cut-through traffic
6. Minimize THMS traffic impact
7. Family-oriented retail uses
8. Improve park on 10th Street.
9. Preserve historic character
10. Green Arroyo Chico
11. Control noise in the area.
12. Public art

## IRON HORSE DISTRICT URBAN DESIGN CONCEPTS

November 20<sup>th</sup>, 2006



## MEETING COMMENTS

1. The project must agree with the Neighborhood Plan. Look at it.
2. We need noise mitigation at the roadway.
3. Iron Horse needs to be able to get out.
4. Coordinate w/ 4<sup>th</sup> Ave. underpass
5. 3<sup>rd</sup> Ave is a nice northern gateway.
6. Need much better access to park to be able to use it. Fence can come down .
7. Larger park and public space.
8. Coordinate design work. Flow together.
9. Iron Horse integrated w/ 4<sup>th</sup> Ave.
10. Add incentives for desired goals.
11. Work w/ Tucson High to solve circulation
12. Gateway at 9<sup>th</sup> St. Traffic light?
13. 9<sup>th</sup> needs to be an active business corridor.

IRON HORSE & 4<sup>th</sup> AVENUE  
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## IRON HORSE PLAN:

1. **Livable; integrated; well-maintained. Historic character, public space, business and infill.**
2. **Revitalize 9<sup>th</sup> Street: parking, bump-outs, speed table; light at 9<sup>th</sup>; wide sidewalks; partner with merchants; speed limits.**
3. **Quality infill: historic designation; infill criteria; better participation, continued diversity.**
4. **Traffic circulation: THMS, sound wall; hiking/biking; priority in DL and 4<sup>th</sup> underpass; multi-modal connectivity; infrastructure (lights+)**
5. **Aesthetic, pride of ownership: public art; enhance park,; maintenance; clean-up; participation; abate graffiti.**

**IRON HORSE & 4<sup>th</sup> AVENUE  
DISTRICT  
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## DEC 1, 06 MEETING:

1. Take advantage of the opportunity of DL.
2. 9<sup>th</sup> St. should be an extension of 4<sup>th</sup> Avenue. Make it a neighborhood spine.
3. 10<sup>th</sup> St. should be a spine of a different kind. Recreation.
4. Preserve historic character; neighborhood branding: RR.
5. Influence infill character.
6. Bike paths on 8<sup>th</sup> and 10<sup>th</sup>.
7. Hawk at 9<sup>th</sup> St/Euclid.
8. 9<sup>th</sup> St. gateway.
9. Problems: THMS (opportunity for partnership), Arroyo Chico,
10. Pocket park at 8<sup>th</sup> St./1<sup>st</sup> Ave.
11. Community garden

IRON HORSE & 4<sup>th</sup> AVENUE  
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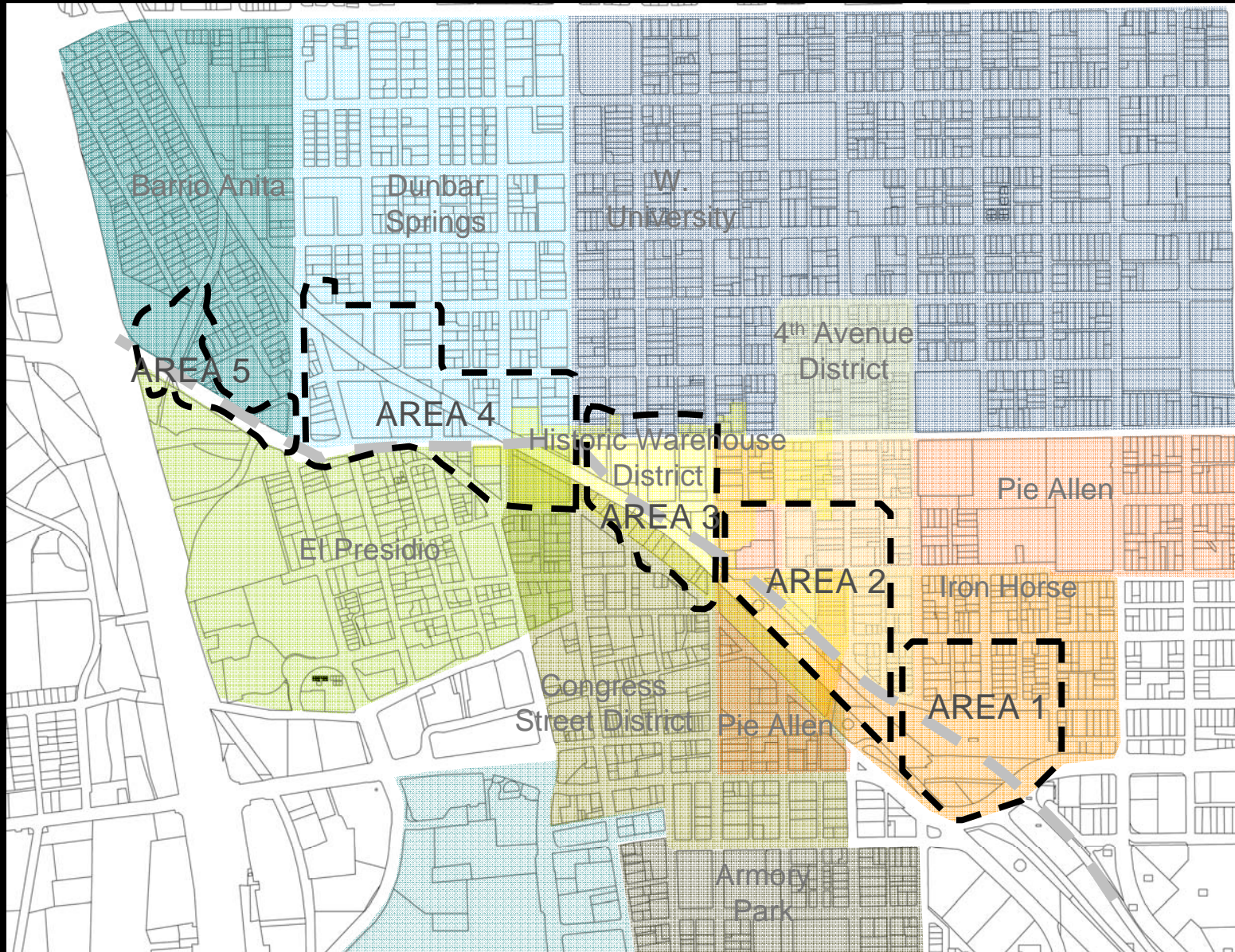
downtown **L I N K S**

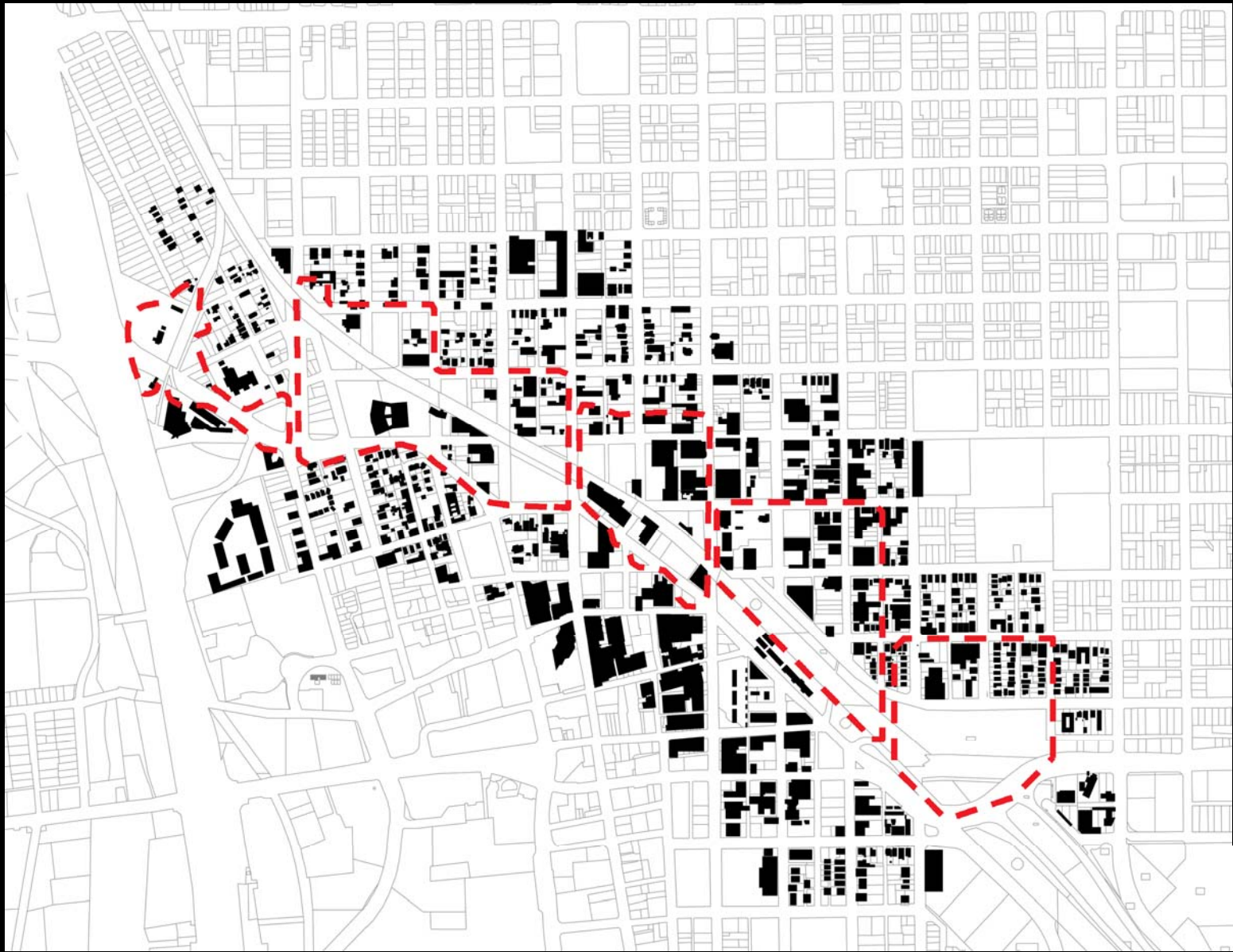
## 4<sup>th</sup> AVENUE DISTRICT URBAN DESIGN CONCEPTS

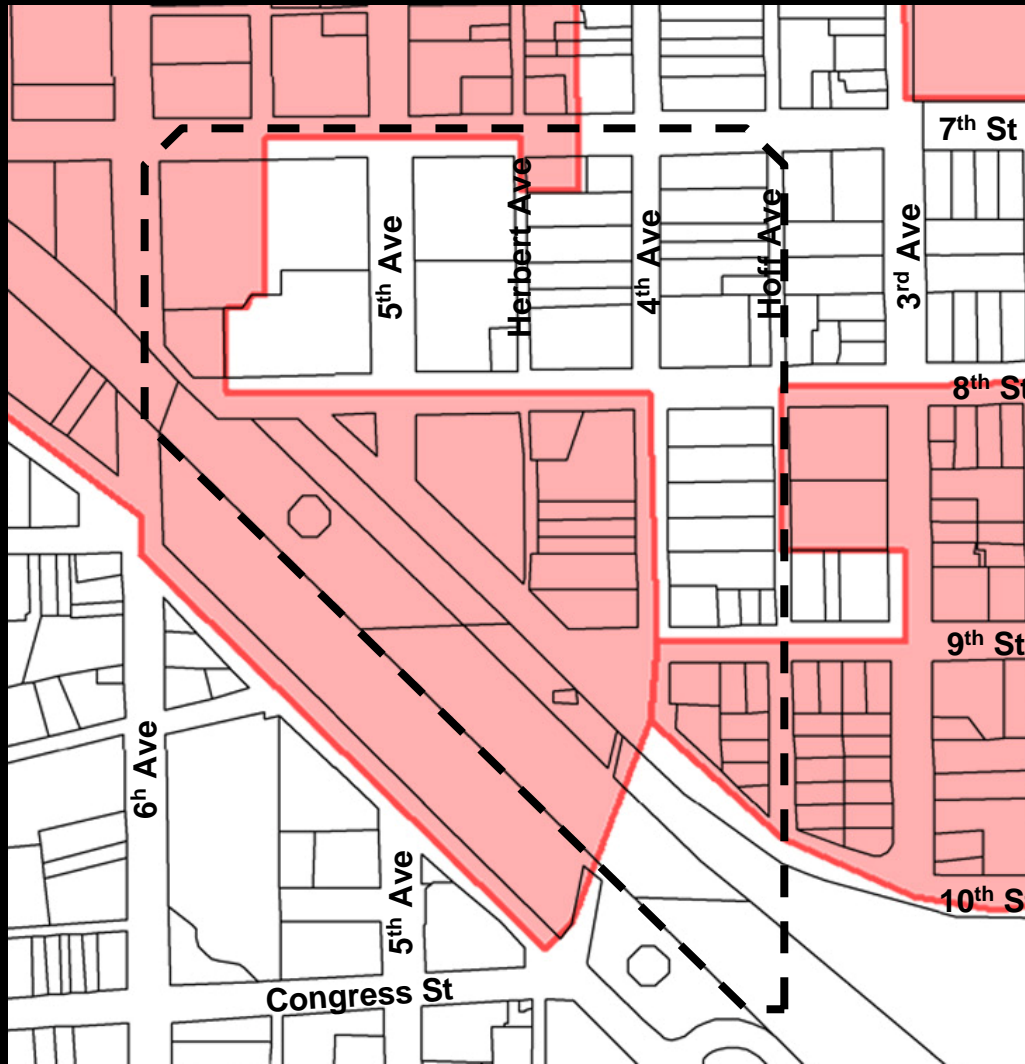
November 6<sup>th</sup>, 2006

downtown

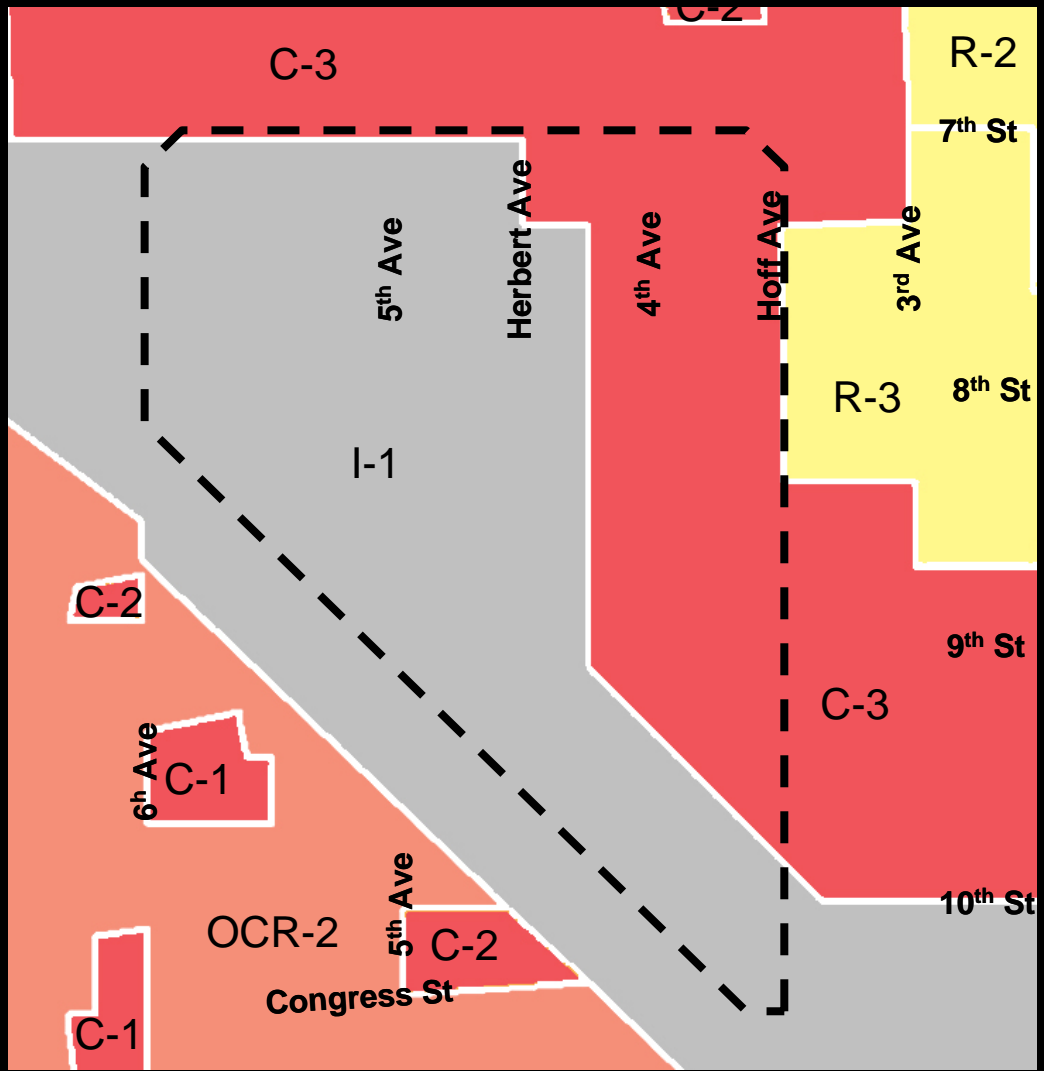
**L I N K S**



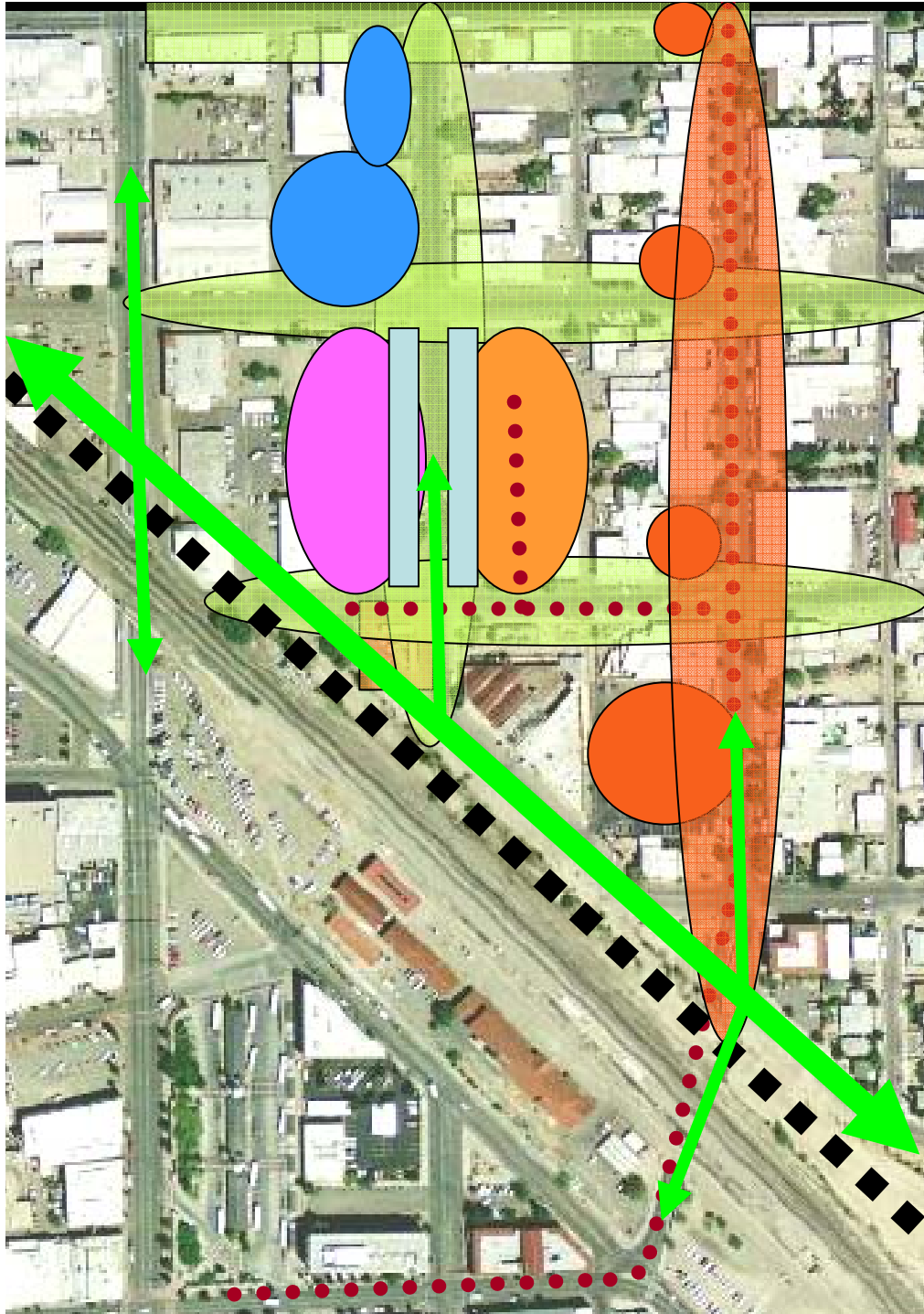




**4<sup>TH</sup> AVENUE**  
**Federal Historic Districts**



**4<sup>TH</sup> AVENUE**  
Zoning



## OVERALL 4<sup>TH</sup> Avenue URBAN DESIGN CONCEPT PLAN

1. Continuous bike path
2. 4th Avenue improvements
3. Development opportunities
4. Mixed-use development
5. Streetcar maintenance yard
6. 7<sup>th</sup> & 8<sup>th</sup> Street improvements
7. 5<sup>th</sup> Avenue improvements
8. 6<sup>th</sup> Street improvements
9. Public art

4<sup>th</sup> AVENUE  
URBAN DESIGN CONCEPTS



## MEETING COMMENTS AND SUBSEQUENT COMMENTS

1. Strong interest in proposed improvements, esp. streetcar.
2. Maintain 4<sup>th</sup> Ave. character.
3. Mixed use is essential.
4. Work out the stops and the non-interference w/ the Fair.
5. How will the maintenance yard for the streetcar work?
6. Connect to a new 5<sup>th</sup> Ave.
7. Infrastructure has to be in place: streetcar, utilities, transportation, Arroyo Chico, brownfields.
8. Zoning is an issue: needs to allow residential, with 4-8 stories. Flexibility and design guidelines.
9. Public parking.

IRON HORSE & 4<sup>th</sup> AVENUE  
DISTRICT  
URBAN DESIGN DETAIL

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## SPECIFIC URBAN DESIGN PROPOSALS

### PLANNING

- Create an overlay district as part of this DL process that solves the I-1 zoning issues at one time.
- In center portion of the area west of historic 4<sup>th</sup> Avenue and 6<sup>th</sup> Avenue, allow and encourage parcel assembly and higher density mixed-use development.

IRON HORSE & 4<sup>th</sup> AVENUE  
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# SPECIFIC URBAN DESIGN PROPOSALS

## PLANNING

- Implement the goals, objectives and strategies of the *Iron Horse Neighborhood Strategic Action Plan (Fall 2006)* as written)

IRON HORSE & 4<sup>th</sup> AVENUE  
DISTRICT  
URBAN DESIGN DETAIL

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## SPECIFIC URBAN DESIGN PROPOSALS

### PLANNING

- Create an overlay district as part of this DL process that solves the protects Iron Horse neighborhood (federal Historic District) and 4<sup>th</sup> Ave. business district from inappropriate R-3 development and inappropriate C-3 development.

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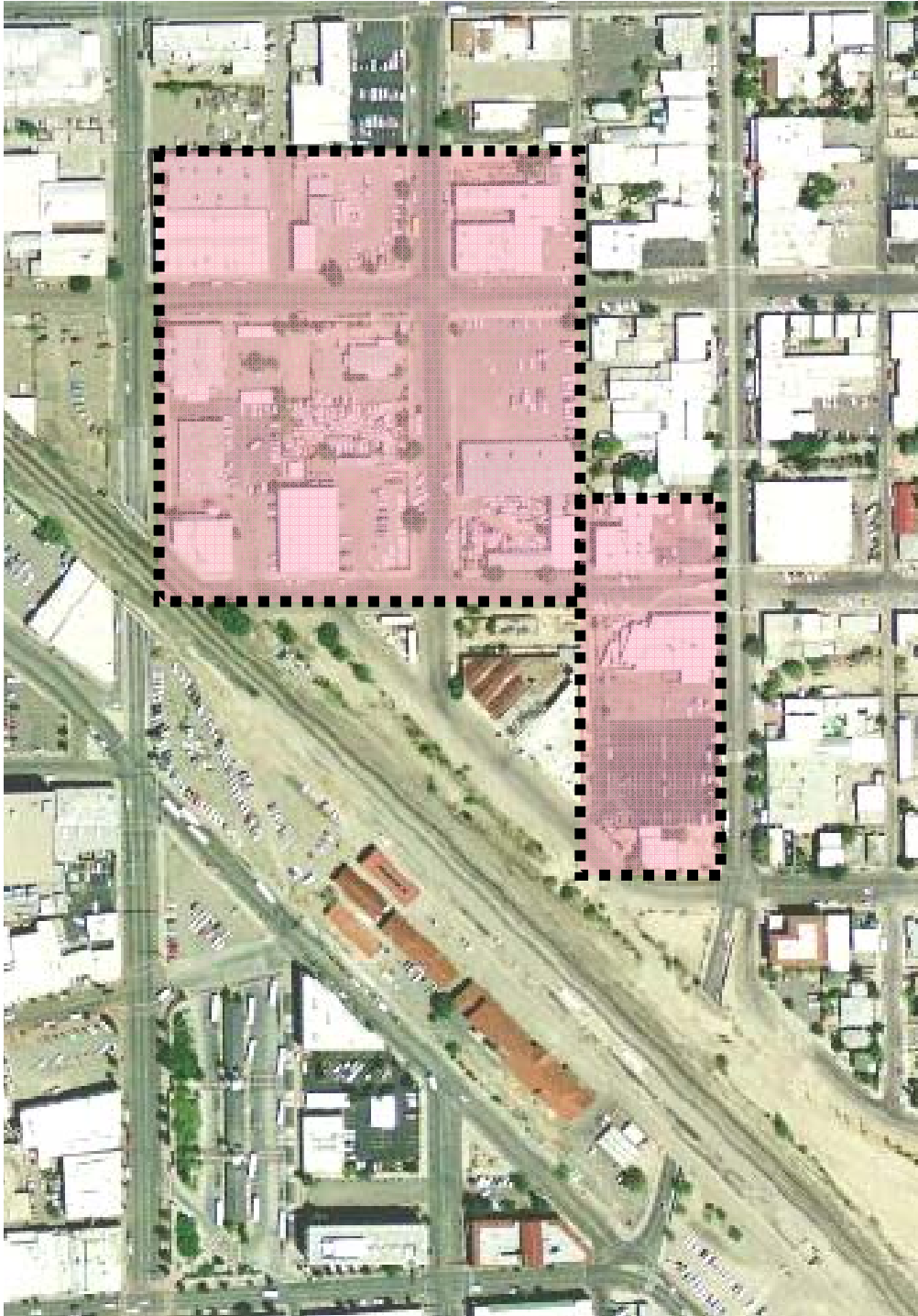
## SPECIFIC URBAN DESIGN PROPOSALS

### LAND USE/HOUSING:

1. Develop a new plan for the Iron Horse Park that expands its use and usability.
2. Maintain the 'green' in Arroyo Chico.
3. Ensure that Plaza Centro project has continuous community input to ensure compatibility with adjacent planning.

IRON HORSE & 4<sup>th</sup> AVENUE  
DISTRICT  
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## **SPECIFIC URBAN DESIGN PROPOSALS**

### **LAND USE/HOUSING:**

- 1. Work with interested land-owners and developers to assemble larger parcels and develop a mixed use (retail, office, residential and parking) development.**
- 2. Project should enhance existing grid pattern.**
- 3. Encourage continuous shaded courtyard pedestrian path from 4<sup>th</sup> Avenue through development.**
- 4. Allow appropriate density and height for financial feasibility.**

**IRON HORSE & 4<sup>th</sup> AVENUE  
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## SPECIFIC URBAN DESIGN PROPOSALS

### URBAN CHARACTER

1. Create a new streetscape for the area one lot north of 6<sup>th</sup> Street south to the 6<sup>th</sup> Avenue underpass. Native street trees irrigated by surface run-off. Wide sidewalks and easy parking with irrigation.
2. Enhance the existing character of the 4<sup>th</sup> Avenue streetscape.
3. Create a new streetscape on 5<sup>th</sup> Avenue.
4. Create a new streetscape on 7<sup>th</sup> Street.
5. Create a new streetscape on 8<sup>th</sup> Street.

IRON HORSE & 4<sup>th</sup> AVENUE  
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## SPECIFIC URBAN DESIGN PROPOSALS TRANSPORTATION

1. Develop a shared-use bicycle and pedestrian highway.
2. Implement the Streetcar maintenance building as proposed by HDR.
3. Implement the Greyhound mixed-use development with its proposed pedestrian bridge.
4. Public art with all public projects.
5. Continue community input into 4<sup>th</sup> Ave. underpass.

IRON HORSE & 4<sup>th</sup> AVENUE  
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## QUESTIONS AND COMMENTS

**IRON HORSE & 4<sup>th</sup> AVENUE  
DISTRICT  
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