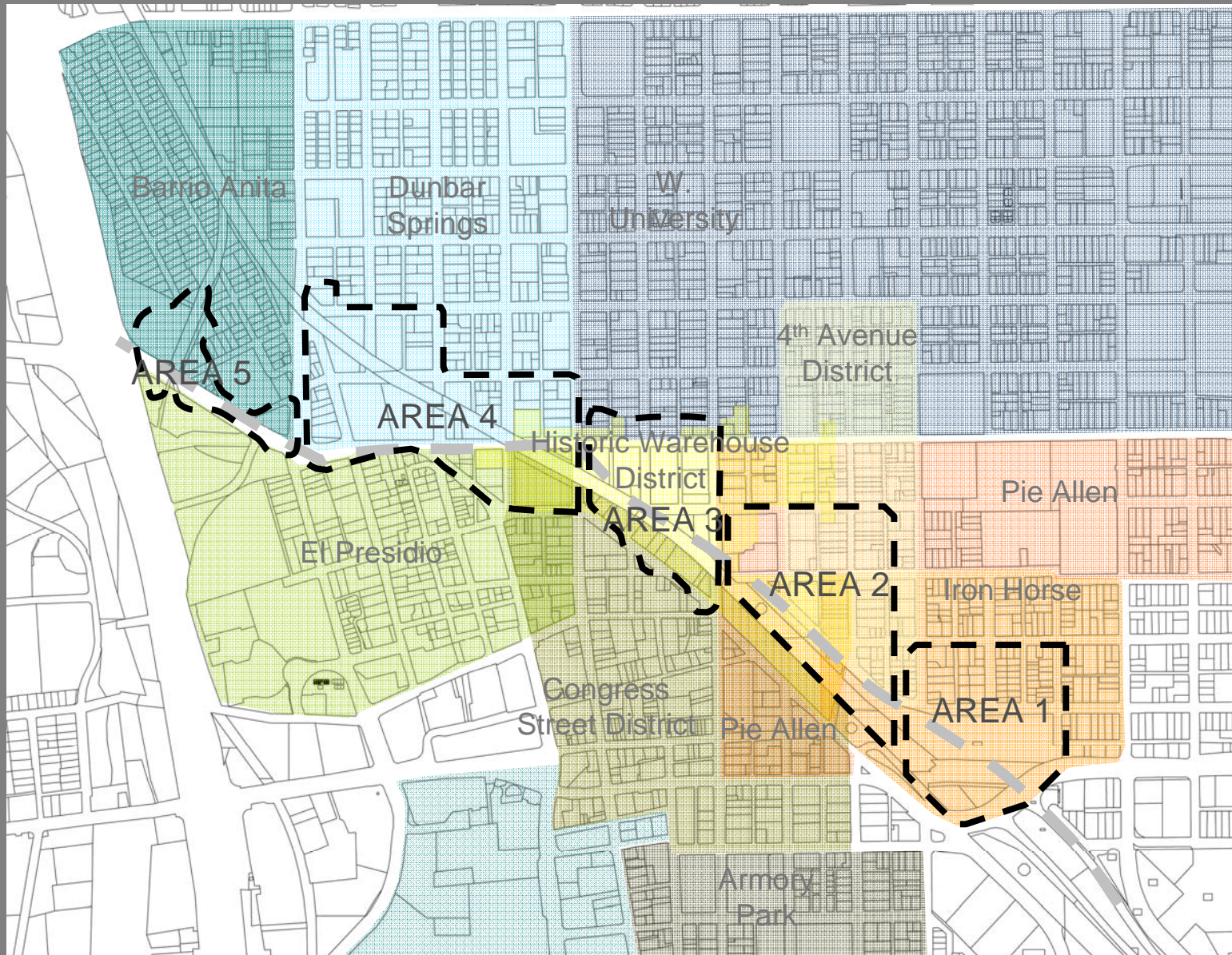




**Stone Ave. to I-10 DISTRICT  
URBAN DESIGN DETAIL**

April 18, 2007





Blackout Map



downtown **LINKS**

# Previous Presentation

Draft  
Plan Elements

**MAIN to I-10 DISTRICT  
URBAN DESIGN CONCEPTS**

December 7, 2006



## Notes From December 7, 2006

1. How do we talk to UPRR?
2. Opposed to Main underpass. It would only increase speeds into downtown and further divide the neighborhoods. Main/Granada is already a mess with too much traffic.
3. Re-stripe Granada south of St. Mary's to 3 lanes with bicycle lanes. Reduce traffic.
4. Emphasize Stone instead of Main. Rethink Drachman interchange.
5. Barrio Anita is trapped. It is difficult to exit safely to the south or east.
6. Use triangle for Davis drop-off.
7. Incorporate art into community projects
8. City must include passage to school through "triangle" development site.
9. El Presidio children need crossing to Davis.
10. El Presidio should have a clear north entry.
11. Housing would be welcome at the USA site.
12. 6<sup>th</sup> and Main intersection needs a special marking.
13. Retain two lanes, not three, west of Main.

## Meeting notes and comments

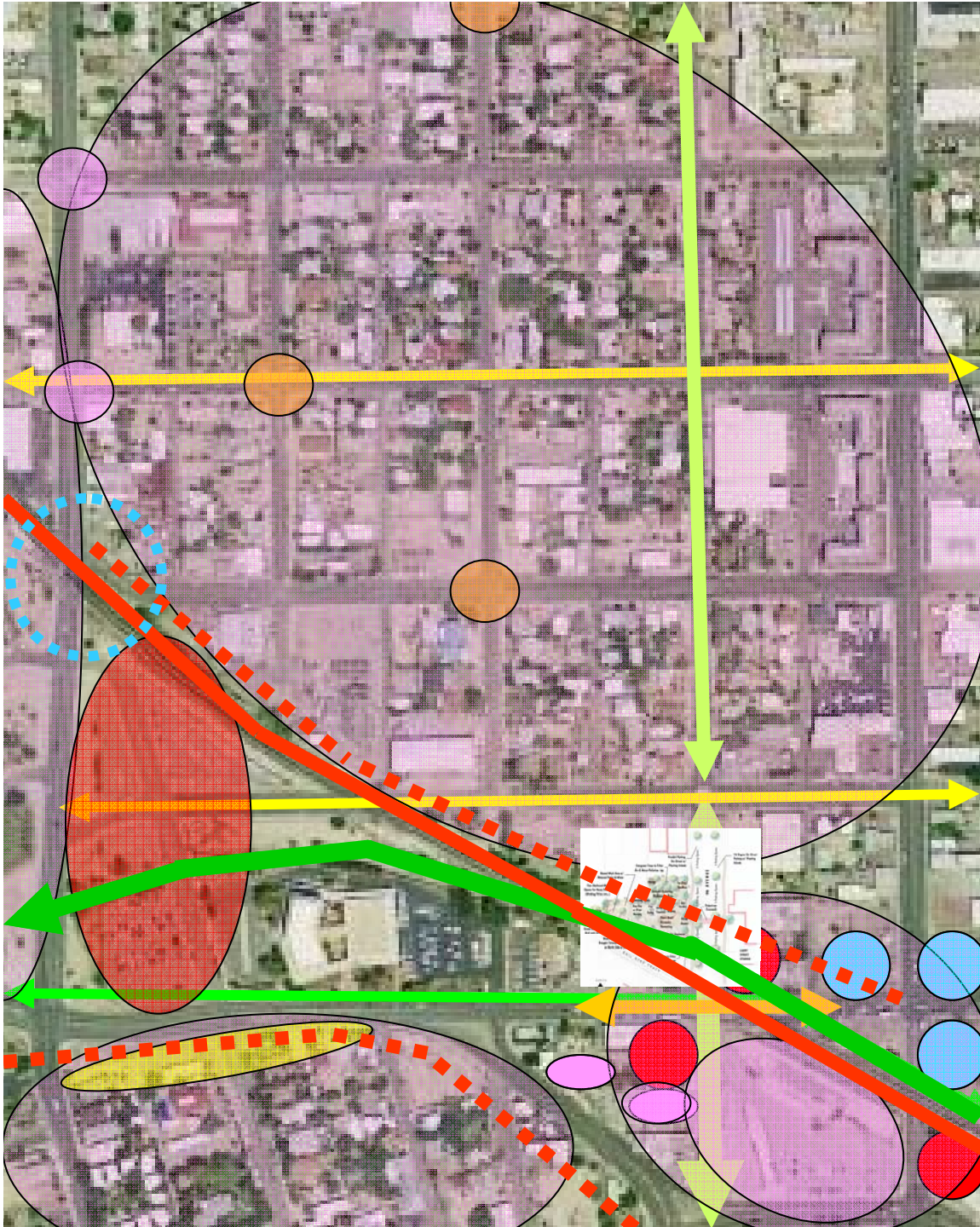
Stone Ave. to I-10 DISTRICT  
URBAN DESIGN DETAIL

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**STONE - MAIN DISTRICT  
URBAN DESIGN CONCEPTS**

November 28<sup>th</sup>, 2006



## OVERALL STONE-MAIN URBAN DESIGN CONCEPT PLAN

1. Focus on urban design
2. Multi-use bicycle/ped. path
3. Preserve Arts District buildings and properties
4. Preserve historic character
5. Develop vacant land
6. Develop railroad park at 9th
7. "Green," flood-free drainage
8. Sustainable and environmental plan
9. Safe, "no-whistle" crossing at Main Avenue
10. An urban design plan that will be implemented

## STONE - MAIN DISTRICT URBAN DESIGN CONCEPTS

November 28<sup>th</sup>, 2006

# Meeting notes and comments

## Notes From November 28, 2006

1. How do we avoid negative impacts of road?
2. Give priority to urban design.
3. Shrink the roadway width of 6<sup>th</sup> St.
4. Separate the bike lanes to narrow underpass.
5. Where does the money come from for urban design improvements? It should be dedicated.
6. Save the Steinfeld Warehouse & Small Planet!
7. Bikes and pedestrians are paramount.
8. Better connections across streets is essential, especially 9<sup>th</sup> Ave, 4<sup>th</sup> Street and 5<sup>th</sup> Street.
9. Implement the "Building Bridges" plan.
10. Install bicycle "Toucan" at Main like Stone.
11. Connect University Blvd. west to Barrio Anita under UPRR.
12. Install key amenities: historic low street lights (respect dark sky), desert shade trees, etc.
13. Water harvesting, not reclaimed water. Use on-site water to irrigate desert landscape.
14. Affordable/workforce housing.

MAIN to I-10 DISTRICT  
URBAN DESIGN CONCEPTS

December 7, 2006

## Joint Neighborhood Downtown Links Meeting Notes: 1/22/07

### AMENITIES

1. Modern street car
2. Southwestern El Paso Greenway
3. Overlay Zone – design concept w/ ped. nodes
4. More pedestrian/bike crossings
  - \*6th St & Main (old)      \*9th Ave & 6th St.
  - \*Toole & 7th Ave.      \*Toole/Church/Franklin
  - (Court house complex design) \*5th St.
  - \*Old Paso Greenway      \*7th Ave.
  - \*7th St., / 6th Ave. / 5th Ave.
5. Quiet zone – Train horns / safer crossings
6. Continuation of Barraza-Aviation separate bikeway west to west side neighborhoods
7. Parks – Open spaces
8. Funding for land use portion Land use drives transportation piece
9. Work extra water runoff into public spaces

## Joint BA-DS Meeting notes and comments

MAIN to I-10 DISTRICT  
URBAN DESIGN CONCEPTS

December 7, 2006

## Joint Neighborhood Downtown Links Meeting Notes for 1/22/07

### CONCERNS:

1. Fast moving traffic vs. neighborhood focused
2. Connectivity to Downtown – on foot & bike
3. Retention walls around underpass @ 6th St. and 9th Ave.
4. Design of... /Character of...
5. Allow crossing & retaining walls
6. Depleting asset of pedestrian/bike quicker
7. Train Whistle
8. Proposed striping: 6th St., 6th Ave. & 5th Ave
9. Better crossing at 7th Ave. & 7th St.
10. Crossing on 7th St. @ 5th Ave.
11. Health issues. Air quality – Frontage road – Barrio Anita, traffic congestion.
12. Study conditions – before, during, after
13. Environmental assessment
14. School / Park / Neighborhood
15. “Feel of” Intersection Stone & 6th St.
16. Urban design as well as roadway issues
17. 3D drawings needed – need more info

## Joint BA-DS Meeting notes and comments

MAIN to I-10 DISTRICT  
URBAN DESIGN CONCEPTS

December 7, 2006

## Joint Neighborhood Downtown Links Meeting Notes for 1/22/07

### CONCERNS (CONTINUED):

18. Bike path @ grade vs. underpass
19. Save Steinfeld & 6th St. Studios
20. Public space quotient – minimum standard
21. Percent of green building w/ new construction
22. Bicycle/Pedestrian under I-10 connectivity
23. Bike & Pedestrian access during construction to downtown & out of neighborhood.
24. Guidelines for noise barrier wall on 6th St.
25. Infill projects encouraged w/ excess right of way
26. Water infiltration / run-off –How to deal with it/

## Joint BA-DS Meeting notes and comments

MAIN to I-10 DISTRICT  
URBAN DESIGN CONCEPTS

December 7, 2006

## Joint Neighborhood Downtown Links Meeting Notes for 1/22/07

### CAC MEMBER CONCERNS:

#### Chris Carroll (El Presidio)

1. Flood Control
2. Changes @ Drachman & Main = more traffic
3. Main Ave. crossing at 6th St.
4. Slow traffic 1 lane each way w/ center turn lane S. of 6th

#### Natasha Winnik (Dunbar/Spring)

1. Frontage Road Traffic @ Speedway –  
2 on ramps to I-10 signaling traffic  
along frontage Respondent with off ramp
2. Narrower lanes 10'- 11' vs. 12'

#### Charles Davis (Barrio Anita)

1. Prevent cross traffic on N. Van Alstine  
-slow down

#### \*Brad Lancaster

1. Natural drainage system – infiltrate  
close to where created
2. Simple vegetative basis
3. Native shade trees filter air

## Joint BA-DS Meeting notes and comments

MAIN to I-10 DISTRICT  
URBAN DESIGN CONCEPTS

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**Interview: Natasha Winnik, 4/9/07**

**ISSUES:**

1. Worried about 6 lanes not 4
2. Urban design must lead the plan
3. Keep Steinfeld & Citizens'. BICAS and artists
4. Priority for ped and bike improvements
5. Another Toucan at Main
6. El Paso & SW connection under UPRR
7. Use Pima County Reinvestment dollars
8. Implement "Building Bridges" Plan
9. Implement RR Park west of 9<sup>th</sup> Avenue
10. Neighborhood needs friendly retail services
11. Implement 9<sup>th</sup> Avenue Park
12. Train whistle must go away.
13. Use native plants and water harvesting
14. No underpass at Main and UPRR
15. Affordable/workforce housing is necessary

**Other input:  
notes and  
comments**

**MAIN to I-10 DISTRICT  
URBAN DESIGN CONCEPTS**

December 7, 2006

# SPECIFIC URBAN DESIGN PROPOSALS

Stone Ave. to I-10 DISTRICT  
URBAN DESIGN DETAIL

April 18, 2007



## SPECIFIC URBAN DESIGN PROPOSALS

### PLANNING:

To protect historic character include Barrio Anita and Dunbar Spring in the proposed Neighborhood Protection (Overlay) Zone (NPZ) currently being proposed by Mayor and Council for University area neighborhoods. Use this opportunity to resolve Underlying R-3 zoning Incompatibility.

Stone Ave. to I-10 DISTRICT  
URBAN DESIGN DETAIL

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## SPECIFIC URBAN DESIGN PROPOSALS

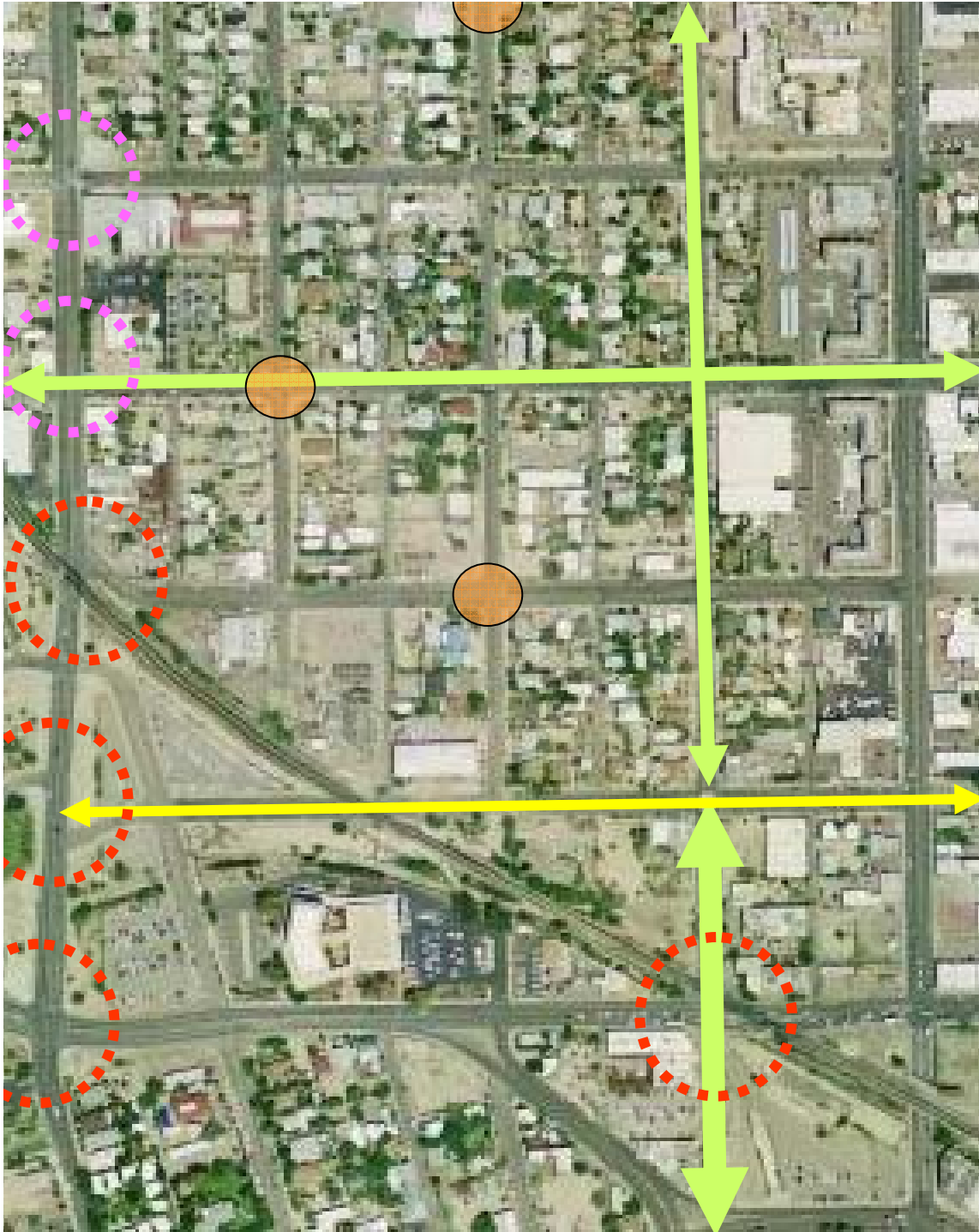
**CONNECTIVITY:**  
Build the El Paso and SW Greenway and connect it under UPRR at University.

Build a Toucan (like Stone) at Main.

Add safe at-grade crossings

MAIN to I-10 DISTRICT  
URBAN DESIGN CONCEPTS

December 7, 2006



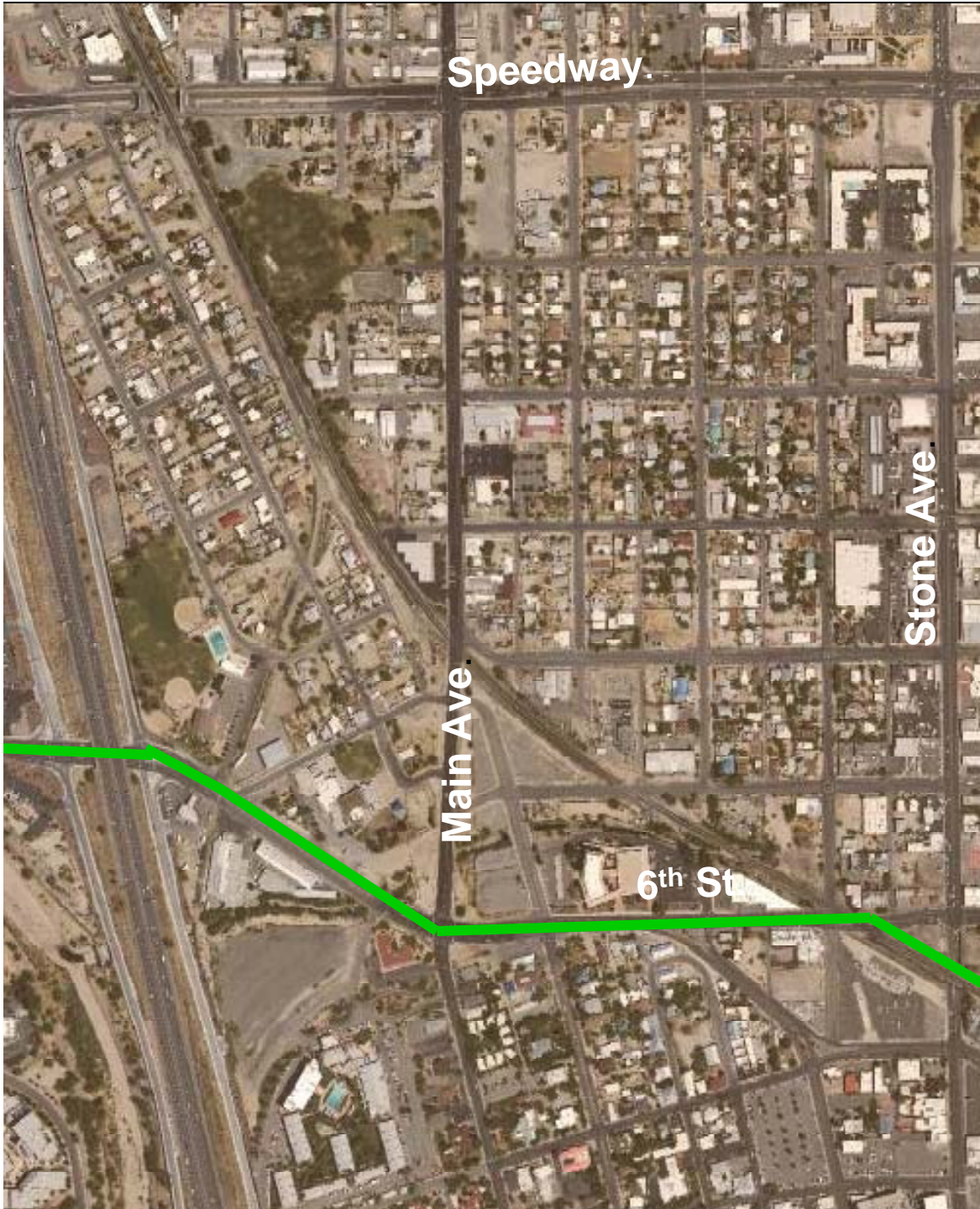
## SPECIFIC URBAN DESIGN PROPOSALS

**CONNECTIVITY:**  
Carry additional connections through Dunbar Spring as per Building Bridges

Develop a strong at grade crossing at 9<sup>th</sup> Avenue

STONE - MAIN DISTRICT  
URBAN DESIGN CONCEPTS

November 28<sup>th</sup>, 2006



# SPECIFIC URBAN DESIGN PROPOSALS

**CONNECTIVITY:**  
Include in the Downtown Links design a continuous separated bike path that connects from Aviation west under I-10

Stone Ave. to I-10 DISTRICT URBAN DESIGN DETAIL

April 18, 2007



## SPECIFIC URBAN DESIGN PROPOSALS

### LAND USE/HOUSING:

Work closely with CSD & Barrio Anita to develop housing on triangle site. Insure design compatibility. Include workforce housing. Development must allow for passage by kids through site from school to park.

MAIN to I-10 DISTRICT  
URBAN DESIGN CONCEPTS

December 7, 2006



## SPECIFIC URBAN DESIGN PROPOSALS

### LAND USE/HOUSING:

Work closely with  
the University of Arizona to  
develop employer-assisted  
homeownership on USA site,  
while maintaining E-W  
connections

STONE - MAIN DISTRICT  
URBAN DESIGN CONCEPTS

November 28<sup>th</sup>, 2006



## SPECIFIC URBAN DESIGN PROPOSALS

### LAND USE/HOUSING:

Work ADOT and the City of Tucson to develop “edge” housing with the El Presidio Neighborhood.

STONE - MAIN DISTRICT  
URBAN DESIGN CONCEPTS

November 28<sup>th</sup>, 2006



## SPECIFIC URBAN DESIGN PROPOSALS

### LAND USE/HOUSING:

Work with Artspace and others to develop artist live-work affordable housing on And near the "Platforms" site.

Maintain N-S connectivity through that site.

STONE - MAIN DISTRICT URBAN DESIGN CONCEPTS

November 28<sup>th</sup>, 2006



## **SPECIFIC URBAN DESIGN PROPOSALS**

**LAND USE/OPEN SPACE:**  
**Make substantial  
improvements to Oury Park**

**Build a Railroad EP & SW  
Greenway park and buffer  
at Main and Greenway  
terminus.**

**Develop a gateway corner at  
Main/Granada**

**MAIN to I-10 DISTRICT  
URBAN DESIGN CONCEPTS**

December 7, 2006



## SPECIFIC URBAN DESIGN PROPOSALS

LAND USE/OPEN SPACE:  
**Develop a 9<sup>th</sup> Avenue Park**

**Develop a 1<sup>st</sup> Street  
Greenway**

**STONE - MAIN DISTRICT  
URBAN DESIGN CONCEPTS**

November 28<sup>th</sup>, 2006



## SPECIFIC URBAN DESIGN PROPOSALS

**BUILDING PRESERVATION:**  
Preserve existing historic buildings and their arts district uses.

STONE - MAIN DISTRICT  
URBAN DESIGN CONCEPTS

November 28<sup>th</sup>, 2006



## SPECIFIC URBAN DESIGN PROPOSALS

**BUILDING PRESERVATION:**  
Preserve existing historic  
School. Solve circulation  
problem and improve site.

MAIN to I-10 DISTRICT  
URBAN DESIGN CONCEPTS

December 7, 2006