

# downtown LINKS



## Downtown Links Land Use and Urban Design Plan

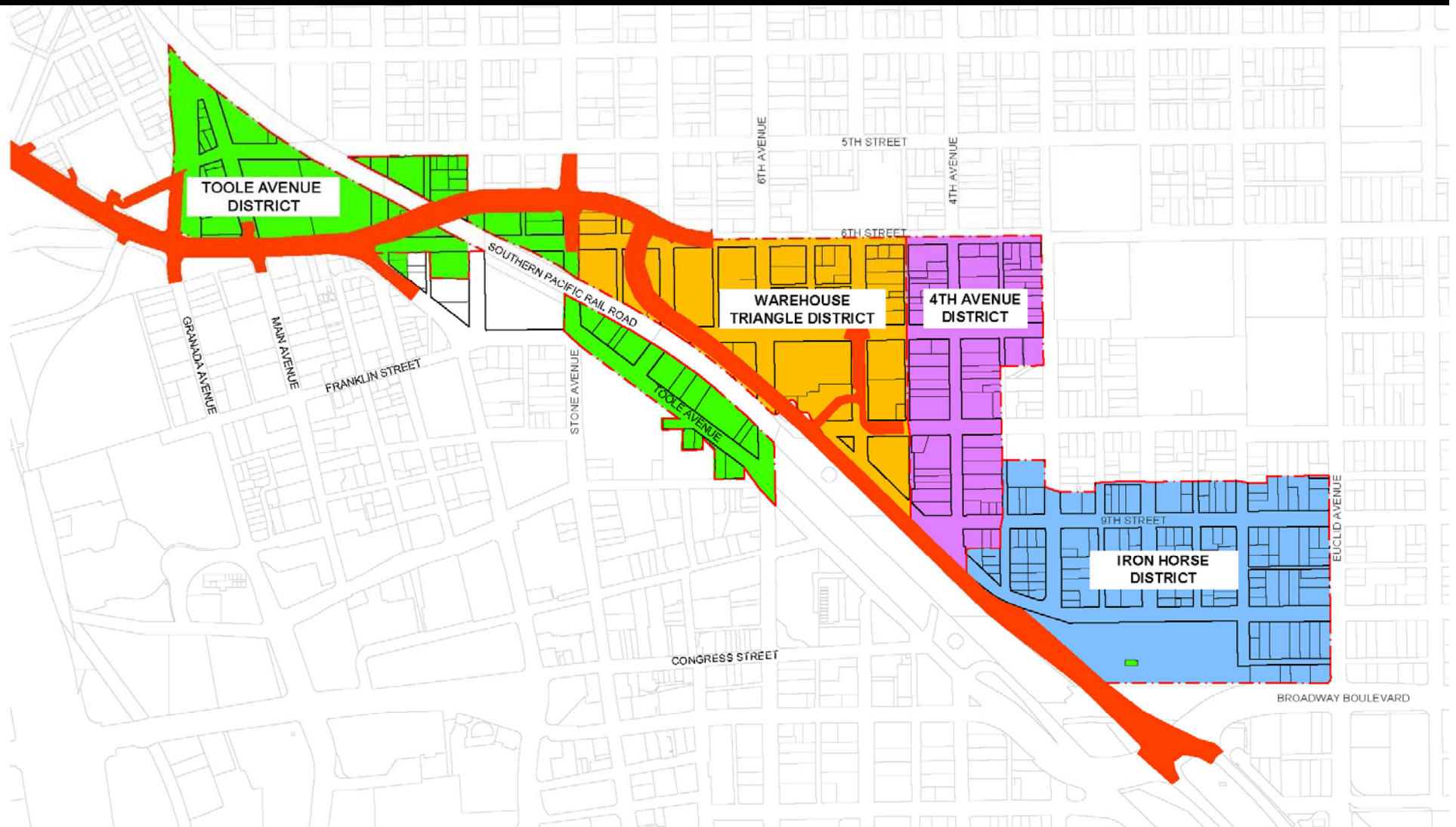
Urban Overlay District, Optional Rezoning Community Meeting, January 19, 2011

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



**Implementation Project Goal:**  
**From the Mayor & Council - approved**  
***Land Use and Urban Design Plan***  
**develop a mechanism for implementing**  
**the recommendations via zoning.**

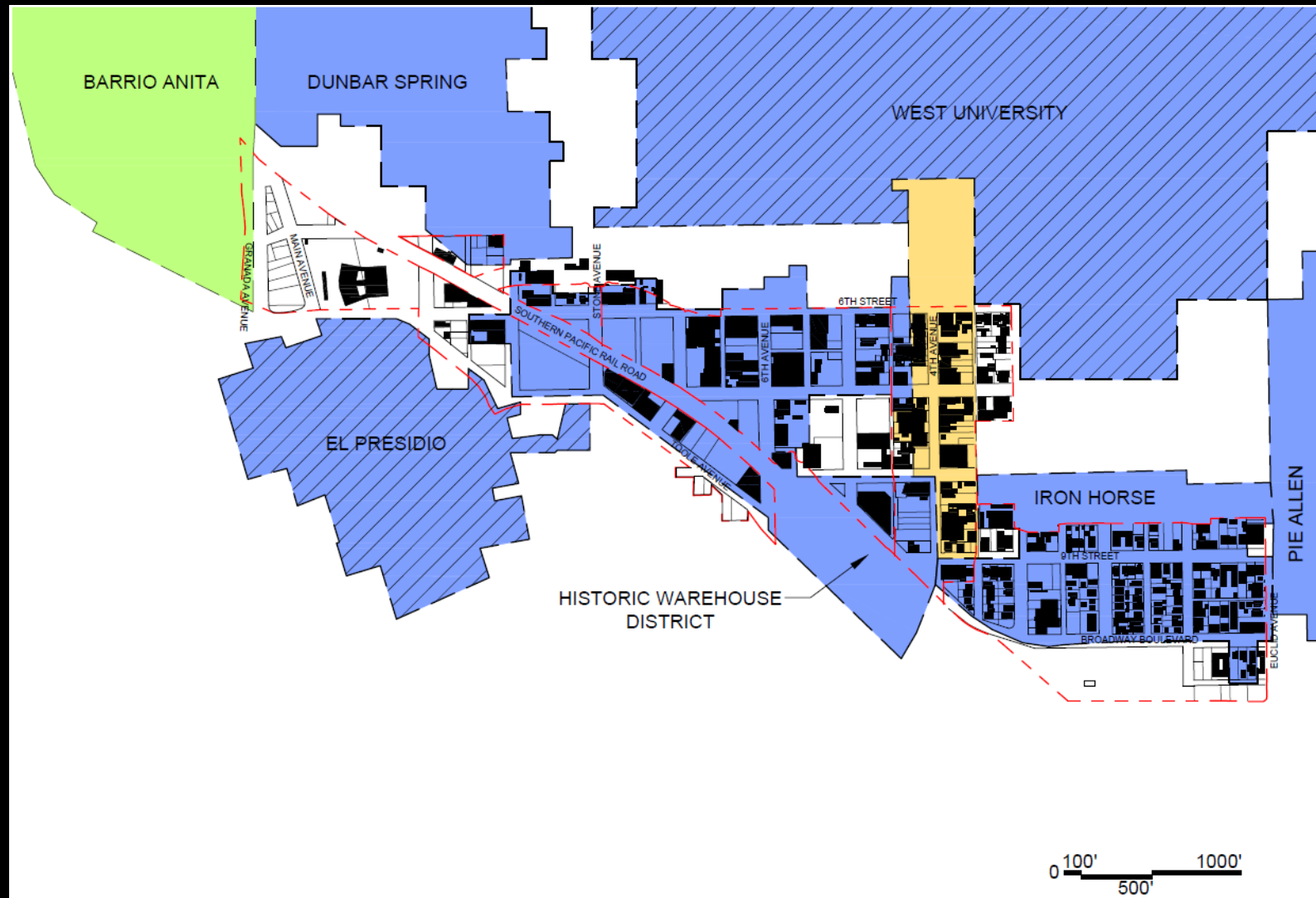
# downtown **L I N K S**



**MAYOR & COUNCIL APPROVED BOUNDARIES**

## **FACTS ABOUT THE DL-AZ AREA**

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## HISTORIC DISTRICTS

# downtown **L I N K S**



**EXISTING ZONING – I-1**

**THE DL-AZ IS AN OPTIONAL  
ZONING CHOICE. IT IS INTENDED  
TO FACILITATE THE DESIRED  
DEVELOPMENT OF THIS AREA BY  
OFFERING AN ATTRACTIVE  
ALTERNATIVE TO THE CURRENT  
ZONING.**

**STRUCTURE OF DL-AZ**



## **IN GENERAL THE DL-AZ INTENDS TO:**

- **Promote Transit-Oriented Development**
- **Reduce dependence on the automobile**
- **Provide a pedestrian-friendly environment**
- **Provide a bicycle-friendly environment**
- **Protect historic structures**
- **Encourage compatible land uses**
- **Eliminate the need for parcel-by-parcel rezoning**
- **Provide for a sustainable native landscape**
- **Encourage development compatible with neighborhood values**

## **STRUCTURE OF DL-AZ**

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# REGULATING PLAN Toole Avenue Sub-District



Key	
Property line	Unlisted existing building
Subdistrict Line	Listed or eligible building <sup>(1)</sup>
	Future Downtown Links roadway <sup>(4)</sup>

## Zoning Districts

	UA Annex Sub-zone (Existing C3 Zoning) <sup>(2)</sup>
	UA Annex Sub-zone (Optional C3 Zoning) <sup>(3)</sup>
	Toole Avenue Sub-zone

## Notes

- (1) Development that would affect the listing, or eligibility for listing, of historic properties on the National Register of Historic Places is prohibited. Submit statement letter from the City of Tucson Historic Preservation Officer.
- (2) Existing underlying zoning applies to these areas.
- (3) Existing I-1 zoning - optional C3 zoning may be used with land uses around this area.
- (4) Development under DL-AZ is prohibited within the R.O.W. of the future Downtown Links roadway project. Preliminary location of the future R.O.W. is shown here - review with COT DSD staff at time of initial planning.

## SPECIFIC GOALS FOR THIS AREA:

1. Help develop eastern Toole as per the *Historic Warehouse Arts District Master Plan*.
2. Allow for the re-development (without a rezoning) of the U of A - USA site should the U of A leave in the future.
3. Facilitate the redevelopment of the *Steinfeld* site, the *Citizens* site and the *Bender* property
4. Reduce dependence on the *automobile* & required parking. Promote *car-sharing*.
5. Facilitate *trash-collection*.

# Toole Avenue District

## KEY REQUIREMENTS

**Scale** of existing historic warehouses respected along Toole Avenue - two story maximum building **height** within mid-rise setback, building mass broken up

**Build-to line** along Toole (75% of new building footprint must be on or near Toole Ave property line)

**Setback** from Toole required for mid-rise buildings (heights allowed up to six stories) and for surface **parking**

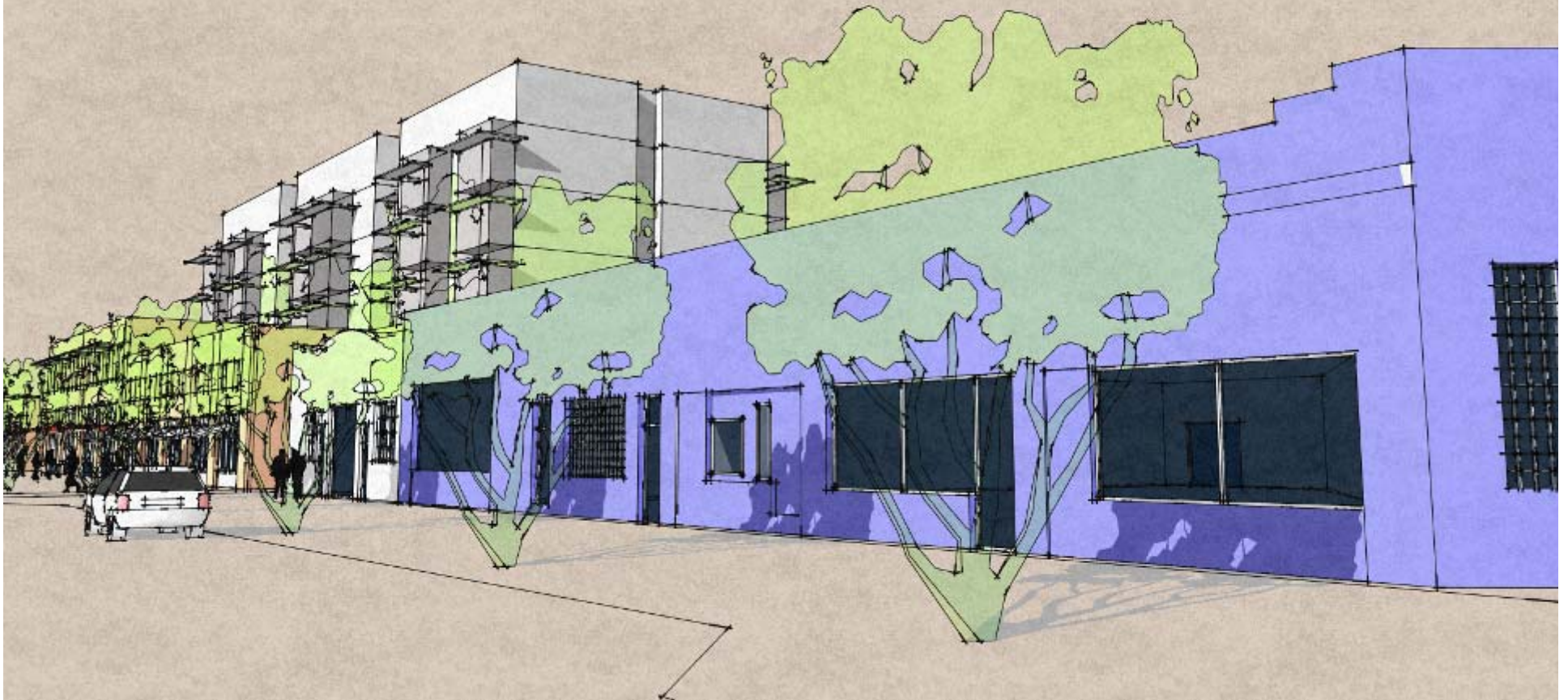
1. Residential will now be allowed in existing I-1

# Toole Avenue District



## KEY REQUIREMENTS

**Historic structures** protected from modifications that would reduce historic status



# Toole Avenue District



## KEY REQUIREMENTS



**Streetscape standards** require on-street parking, storm water use for landscaping, and pedestrian and bicycle amenities

# Toole Avenue District

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# REGULATING PLAN Warehouse Triangle Sub-District



Key	
— — — Property line	□ Unlisted existing building
■ ■ ■ Subdistrict Line	▣ Listed or eligible building
	▤ Future Downtown Links roadway

## Regulating Height Map

### Zoning Districts

Yellow	Warehouse Triangle sub-district
Orange	West University <sup>(2)</sup>

### Notes

(1) Development that would affect the listing, or eligibility for listing, of historic properties on the National Register of Historic Places is prohibited. Submit statement letter from the City of Tucson Historic Preservation Officer.

### Notes

- (2) West University sub-district standards are as per the Warehouse Triangle standards except that building height shall be per the underlying zone, and developers shall demonstrate no overflow parking into the West University Neighborhood.
- (3) Development under DL-AZ is prohibited within the R.O.W. of the future Downtown Links roadway project. Preliminary location of the future R.O.W. is shown here - review with COT DSD staff at time of initial planning.

## SPECIFIC GOALS FOR THIS AREA:

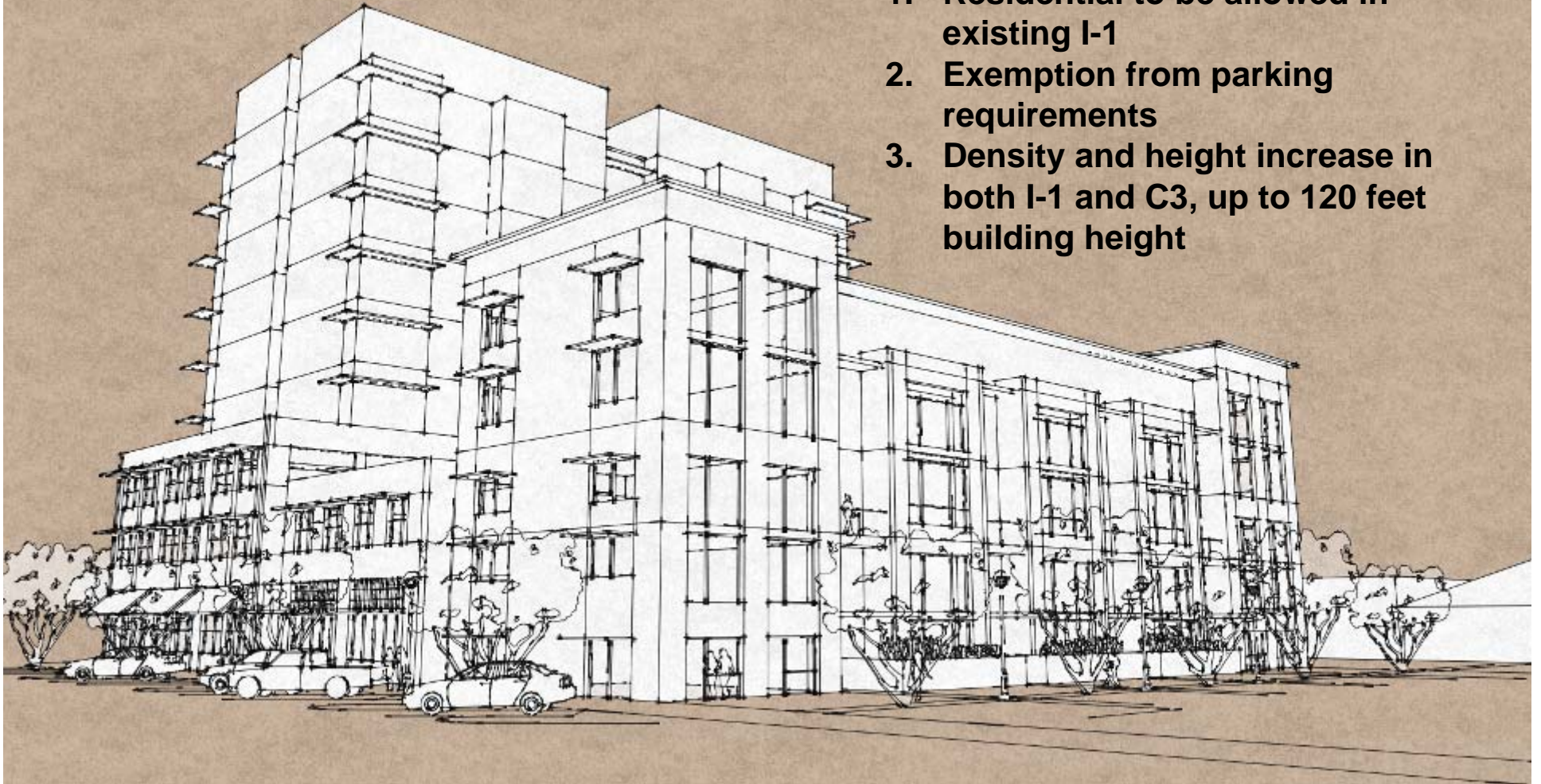
1. Take advantage of the Modern Streetcar project by promoting high-density, mixed-use, mixed-income Transit Oriented Development.
2. Reduce dependence on the automobile & required parking. Promote car-sharing.
3. Make development pedestrian- and bicycle-friendly
4. Avoid the need for parcel-by-parcel re-zoning from I-1
5. Protect historic structures
6. Facilitate trash-collection.

# Warehouse Triangle District



## KEY DEVELOPMENT INCENTIVES

1. Residential to be allowed in existing I-1
2. Exemption from parking requirements
3. Density and height increase in both I-1 and C3, up to 120 feet building height



# Warehouse Triangle District



## KEY REQUIREMENTS



**Streetscape standards** require on-street parking, storm water use for landscaping, and pedestrian and bicycle amenities

## Warehouse Triangle District



## KEY REQUIREMENTS

Mid-block **pedestrian easements** to enhance pedestrian and bicycle connectivity



# Warehouse Triangle District

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REGULATING PLAN  
Fourth Avenue Sub-District



Key	
— — — Property line	□ Unlisted existing building
■ ■ ■ Subdistrict Line	▨ Listed or eligible building (1)
	▧ Future Downtown Links roadway

Notes

- |  |   |
|--|---|
| <p>(1) Development that would affect the listing, or eligibility for listing, of historic properties on the National Register of Historic Places is prohibited. Submit statement letter from the City of Tucson Historic Preservation Officer.</p> | <p>(2) Development under DL-AZ is prohibited within the R.O.W. of the future Downtown Links roadway project. Preliminary location of the future R.O.W. is shown here - review with COT DSD staff at time of initial planning.</p> |
|--|---|

## SPECIFIC GOALS FOR THIS AREA:

1. Build on the **success** of the 4<sup>th</sup> Avenue Business District
2. Take advantage of the Modern Streetcar project by promoting medium-density, **infill Transit Oriented Development.**
3. Reduce dependence on the **automobile & required parking.** Promote **car-sharing.**
4. Make development **pedestrian- and bicycle-friendly**
5. Protect **historic structures**
6. Facilitate **trash-collection.**

# 4<sup>th</sup> Avenue District



## KEY DEVELOPMENT INCENTIVES

1. Residential to be allowed in existing I-1
2. Exemption from parking requirements
3. Density increase for non-residential in both I-1 and C3



## 4<sup>th</sup> Avenue District

## KEY REQUIREMENTS

Respect historic **scale** and **massing** along Fourth Ave – increased **height** (up to 5-stories) allowed with setback from Fourth Ave

**Historic structures** protected from modifications that would reduce historic status

# 4<sup>th</sup> Avenue District



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# REGULATING PLAN Iron Horse Sub-District



Key	
— — — Property line	□ Unlisted existing building
■ ■ ■ Subdistrict Line	▨ Listed or eligible building
	▨ Future Downtown Links roadway
Zoning Districts	
■	Iron Horse Low Density Residential Infill
■	Iron Horse Mixed-Use

(1) Development that would affect the listing, or eligibility for listing, of historic properties on the National Register of Historic Places is prohibited. Submit statement letter from the City of Tucson Historic Preservation Officer.

## SPECIFIC GOALS FOR THIS AREA:

1. Soften the potential impact of the existing heavy zoning.
2. Encourage uses and development consistent with Iron Horse neighborhood plan. (NC)
3. Protect historic structures
4. Take advantage of the Modern Streetcar project by promoting historically-compatible Transit Oriented Development.
5. Reduce dependence on the automobile & required parking
6. Make development pedestrian- and bicycle-friendly

# Iron Horse District – Mixed Use

## KEY REQUIREMENTS

Overall better protection to historic scale and better privacy than existing C3 zone

Building **height** of three-story must be setback from street and adjacent residential uses (40'-0" max)



Prevailing **setback** at street frontages respected

Street frontage building **height** of 25'-0" max or two-stories

# Iron Horse District – Mixed Use



## KEY REQUIREMENTS

### Historic structures

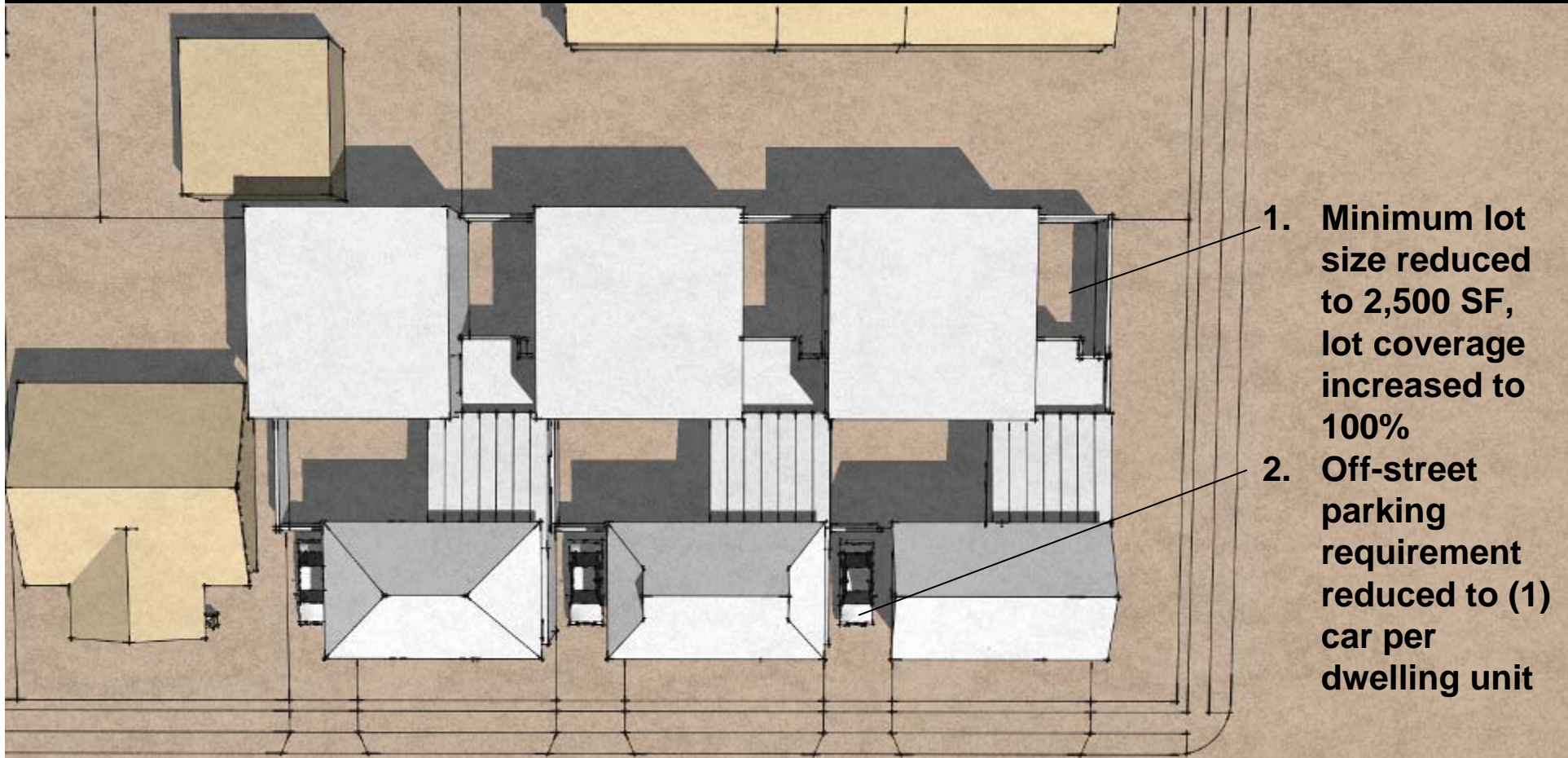
protected from  
modifications  
that would reduce historic  
status

Surface parking  
allowed with  
setback from  
street – on-  
street parking  
required

# Iron Horse District – Mixed Use



## KEY DEVELOPMENT INCENTIVES



# Iron Horse – Low Density Residential

## KEY REQUIREMENTS



# Iron Horse – Low Density Residential