

# **Tucson's Urban Overlay District - A Transit and Infill Strategy**



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August 23, 2012



# Modern Streetcar Infill Opportunities

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## Legend

- Modern Streetcar
- Quarter Mile Focus Area
- West Univ. Transition Area
- UA Campus Planning Area
- City Owned Parcels (excluding parks)
- Infill Areas**
  - Greater Infill Incentive Subdistrict
  - Downtown Core Subdistrict
  - Downtown Links Urban Overlay (proposed)

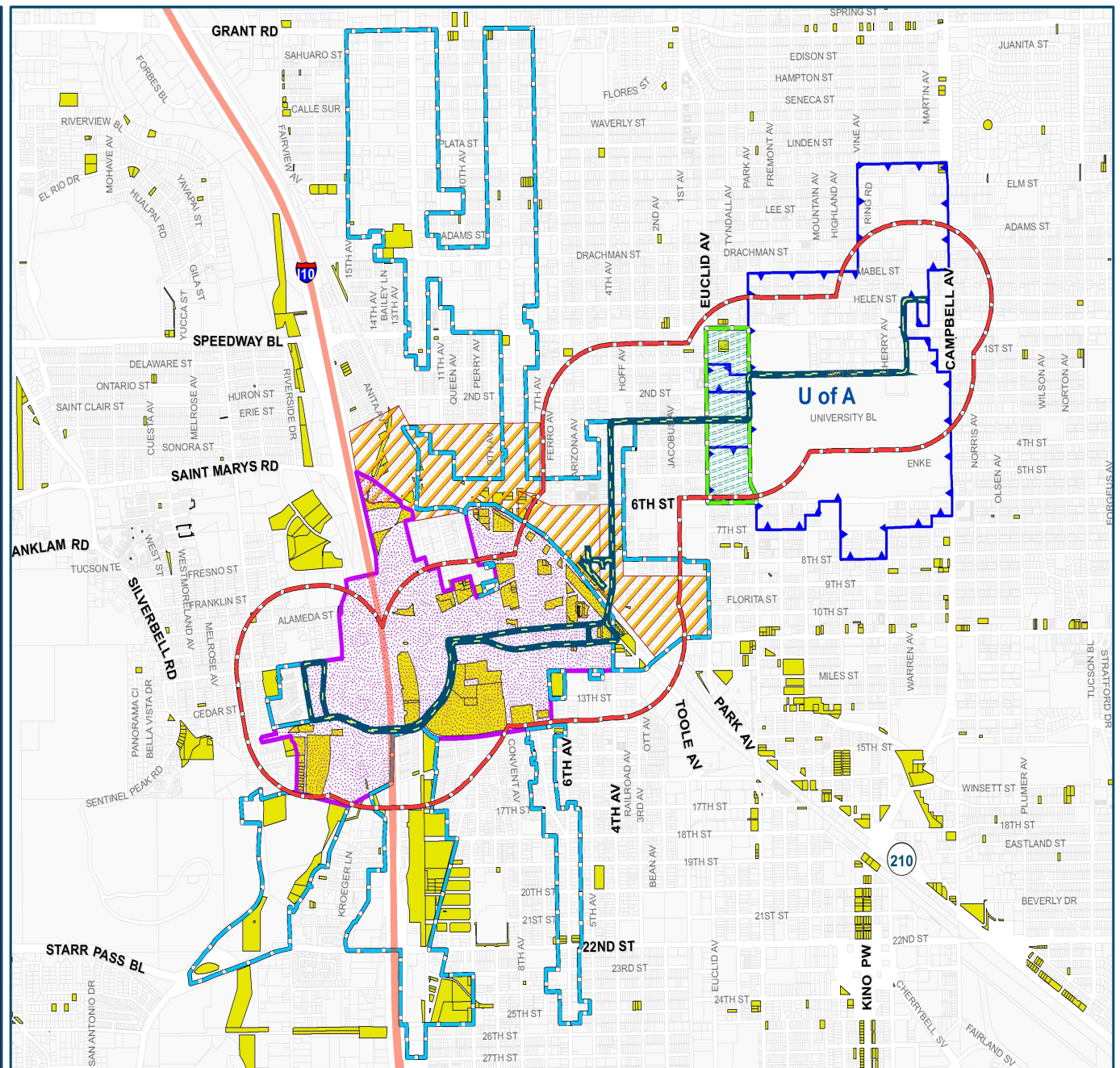


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Miles

Jim Robinson Date: 6/23/2011



# Transit-oriented Development Principles

Walkable distance to transit stop

Mix of uses

Pedestrian street design

Features encourage ridership



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# Debate on Infill Development

- Infill vs Preservation  
university/downtown centers  
historic neighborhoods  
loss of community character
- Student Housing  
height/privacy  
mini-dorms  
behavior  
university supply/demand
- Demolition of historic buildings
- Role of Parking  
garages, streets,  
neighborhoods
- Development review barriers  
sprawl-oriented regulations  
lengthy reviews





## PROPOSITION 207 IMPACTS

**Private Property Rights Protection Act** was approved by Arizona voter on the November 7, 2006 – by 65% margin

**Proposition 207** excludes from the definition of ‘public use’ the public benefits of economic development.

Proposition 207 also provides that a **property owner is entitled to just compensation if the value of a person's property is reduced by the enactment of a land use law.**

**A land use law is defined as a law that regulates the use or division of land, such as municipal zoning laws,** or regulates accepted farming or forestry practices. The proposition sets out seven types of land use laws that are exempt from the compensation requirement





## Downtown Links Study Area and Questions leading to the urban overlay district

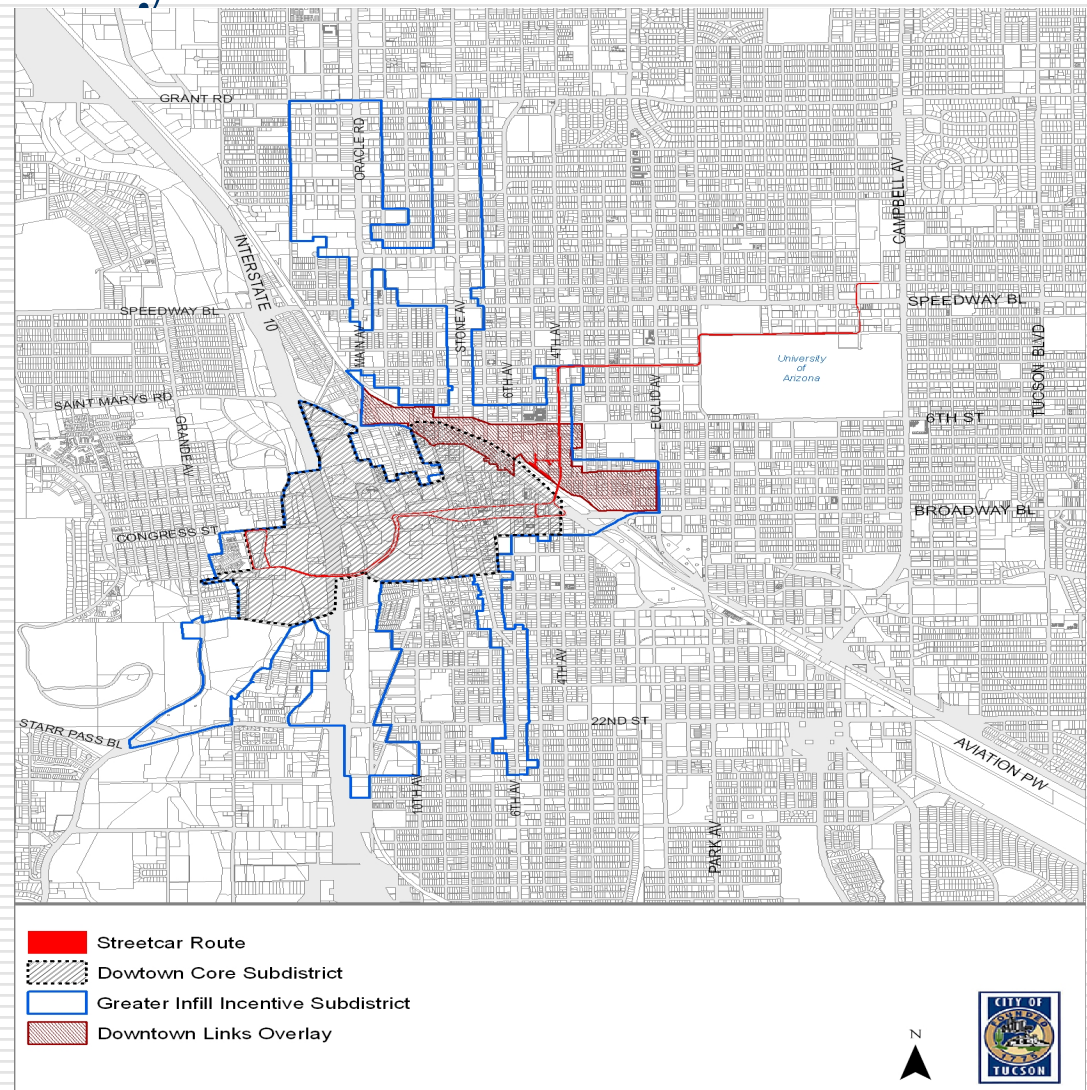
- How do we handle potential infill areas zoned industrial?
- Can we rezone it to OCR -1?
- Can we rezone to a Planned Area Development (PAD)?
- What is Prop 207 impact on public rezoning of property?
- What is a viable strategy to accomplish the infill goal of transit-oriented development?
- How do we create a flexible format for form based codes that allow a more urban element?



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# Urban Overlay District Basics

- UOD initiated by M/C;
- Modeled on PAD.
- Creates a zoning option;
- Form based district, hybrid, or flexible standards available;
- Allows uses other than underlying zone's;
- Requires a specific development document;



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# Example Design Considerations for Form-based District

## Main Gate Design Requirements

- Pedestrian oriented uses
- 75% of building length- bulk reduction along facade
- 15% open space of site area
- 12' sidewalks/street trees
- Emphasize street corner w/ open space
- Articulated building facades
- Parking in rear
- Pervious paving and
- Environmentally friendly architectural features
- Shade features
- Pedestrian entrances



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# Streetcar Land Use Plan and the Urban Overlay District

- PAG approved contract June 14, 2012
- Study Area can be divided into character areas
- Need to consider Prop 207
- Opportunity to create tailor made regulations for transit-oriented development
- Opportunity to create historic preservation incentives
- Opportunity to address transit ridership



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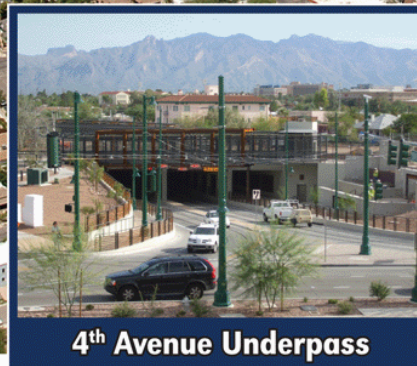
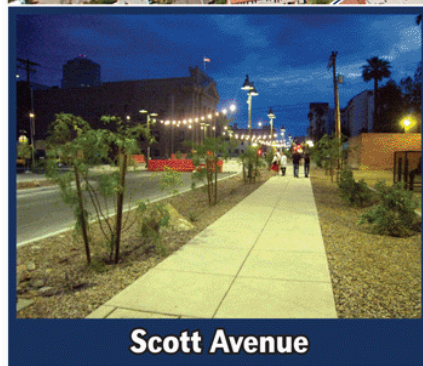
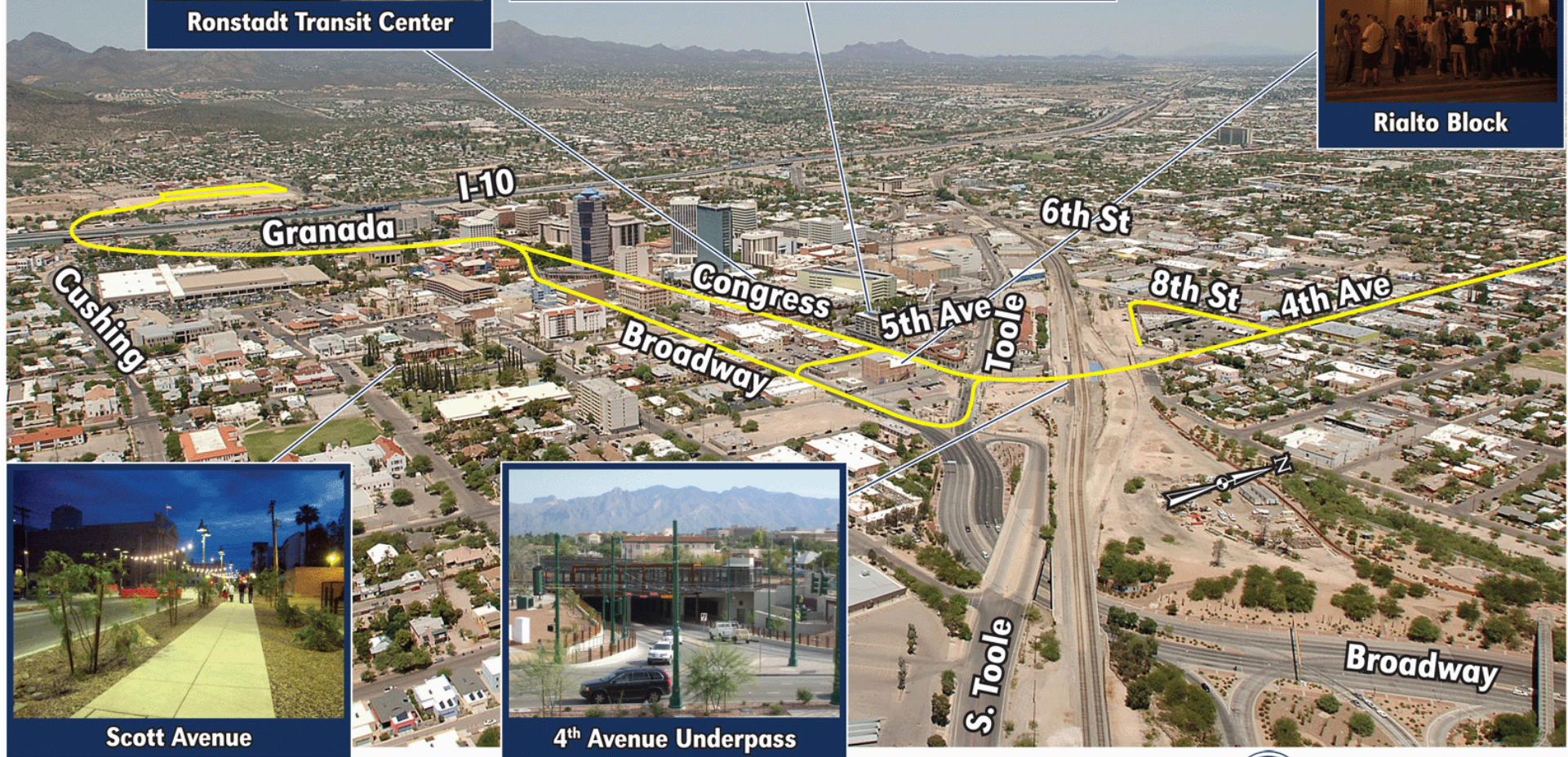


## Destinations & Connections along the Streetcar Route



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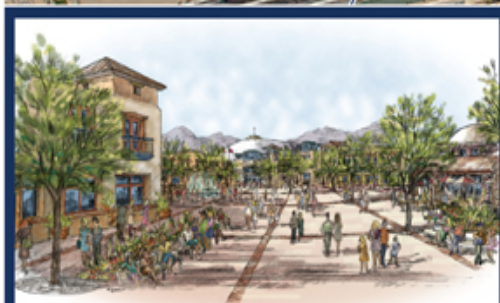
**Mercado District**



**Mercado San Agustín**



**Fire Central**



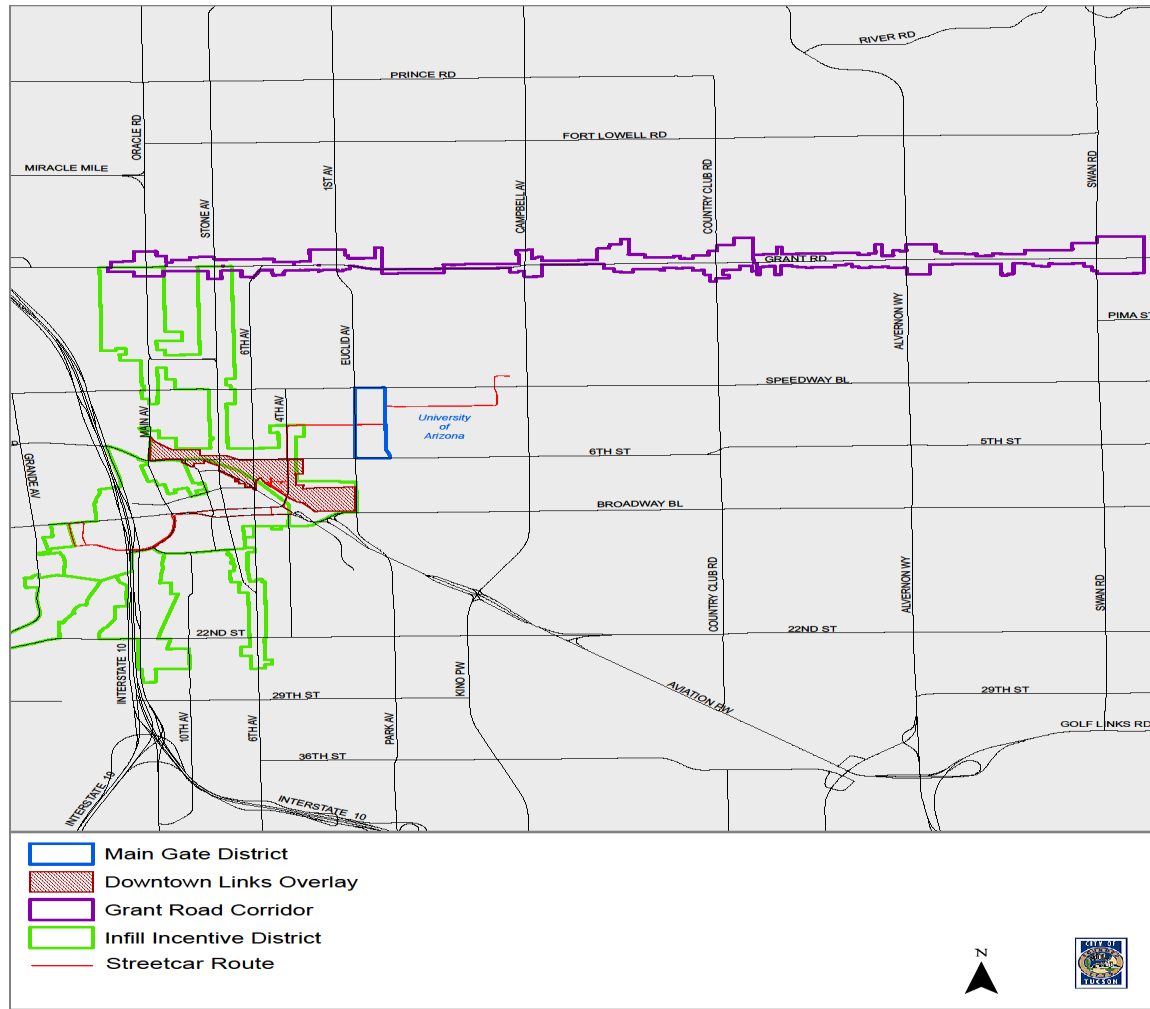
**Tucson Origins Heritage Park,  
University of Arizona  
Private, Mixed Use Development**

## **Destinations & Connections along the Streetcar Route**





# Existing and Potential UODs



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# Streetcar Land Use Plan Issues

- A more comprehensive land use approach is coming;
- IID Main Gate District and Downtown Links (UOD) are current attempts to address infill issues;
- Streetcar route passes through historic areas;
- Land use barriers and gaps exist along the line;
- Historic design guidelines may be needed;
- Infrastructure improvement strategy may be needed.



# Status of the Urban Overlay District

- Main Gate District approved and amended;
- Downtown Links to go to Zoning Examiner - TBA
- Grant Road Corridor on hold;
- Streetcar Land Use Plan in initial research phase;
- Will overlay be deleted or amended?
- Will it become the City's urban zoning tool?



