

Lincoln Park Neighborhood Plan

**CITY OF TUCSON
PLANNING DEPARTMENT**

February 25, 1980

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LINCOLN PARK NEIGHBORHOOD PLAN

I Formal Action

Mayor and Council - February 25, 1980 - Resolution #11056 (Adoption)

Hearings: Mayor and Council - February 25, 1980
Citizens Advisory Planning Committee - January 8 & 9, 1980

II Profile/Related Plans

The Lincoln Park Neighborhood (Section 33) is located on the far southeast side of Tucson directly north of the east portion of Davis Monthan Air Force Base. It is bounded by Escalante Road on the north, Camino Seco on the east, Irvington Road on the south, and Pantano Road on the west. The plan area is approximately 1.0 square miles.

III Purpose

The purpose of the *Lincoln Park Neighborhood Plan* is to implement the recommendation adopted in the *Groves Neighborhood Plan* on December 13, 1976, that stated, "Prior to preparation of development plans for Section 33, a neighborhood plan should be developed." This neighborhood plan has been prepared in accordance with this recommendation and as a mechanism for promoting logical phased development of the southeast area of Tucson.

IV Adopted Policies and Recommendations

GOAL: To provide a coordinated, phased and logical progression for urban development.

Policy Recommendations

- POLICY 1: Due to the predominantly public use function of this square mile, appropriate linkages and integrated use of facilities should be encouraged between the Lincoln Regional Park, Santa Rita High School, and Pima Community College.
- POLICY 2: The 60 acre parcel in the southwest corner should be developed as low density residential (3-4 dwelling units per acre) in order to minimize enrollment impact on the adjacent elementary schools, create a broader housing mix in the southeast area, and provide a residential transition to the Groves neighborhood.
- POLICY 3: Although the 30 acre parcel in the northeast corner is appropriate for residential, the site should be considered to offer a larger opportunity for development as an industrial campus (P-I). Consideration should be given to a land trade of the small drainageway to the City for park development in

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exchange for more developable land adjacent to the south boundary of the site to the developer. (If the parcel develops residentially, multi-family is appropriate with emphasis on clustering in order to be more compatible with the park.)

POLICY 4: Due to the sufficient commercial acreage in the surrounding area and the small amount of population proposed for Section 33, commercial zoning within Section 33 would not be appropriate.

POLICY 5: Street improvements should be made to Pantano, Irvington, and Camino Seco roads as necessary, to accommodate proposed park, residential and college developments as well as additional area development.

