

# **NATIONAL CITY NEIGHBORHOOD PLAN**

**CITY OF TUCSON  
PLANNING DEPARTMENT**

**February 27, 1978**

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## NATIONAL CITY NEIGHBORHOOD PLAN

### **I Formal Action**

Mayor and Council – February 27, 1978 – Resolution #10433 (Adoption)

Hearings: Mayor and Council – February 27, 1978

Citizens Advisory Planning Committee – September 21 & 22, 1977

### **II Profile/Related Plans**

The National City Neighborhood is located on Tucson's south side. Its boundaries are Michigan Drive on the north, 6th Avenue on the east, Irvington Road on the south, and 12th Avenue on the west. The plan area is approximately 0.3 square miles. This area is also contained within the *Airport Environs Plan*.

### **III Purpose**

The basic goal of the planning and community development efforts in National City is to preserve this neighborhood as a suitable living environment.

### **IV Adopted Policies and Recommendations**

#### **LAND USE**

In order to encourage 6th Avenue commercial revitalization, it is recommended such site improvements as street lighting be made on 6th Avenue, and Federal 312 commercial rehabilitation assistance be made available through the National City Community Development Program.

In order to 1) promote the best use of the property, 2) remove a potential conflict of land uses, and 3) to protect the individual and City investment in housing rehabilitation, the plan recommends that the B-2A property on 11th Avenue and at the intersections of Tennessee Street and Liberty Avenue and Ohio Street and 9th Avenue in residential or vacant use be designated for medium density residential use (R-2) only (see exhibit) and the R-4 strip along Kentucky Street be designated for high density residential use (R-3).

Upon Mayor and Council adoption of the plan, a B-2A to R-2 rezoning case and an R-4 to R-3 rezoning case should be initiated. All other neighborhood zoning should be retained.

## National City Neighborhood Plan

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### HOUSING

The plan recommends that in order to 1) save the neighborhood's most important physical resource, 2) retain standard housing for the City's moderate income families, 3) provide an impetus for additional residential infill of the neighborhood, and 4) to encourage home improvements that go beyond the City's Housing Code, the ongoing housing code enforcement program be continued with a goal of affecting 90% of the housing units.

### CIRCULATION

In order to 1) meet anticipated traffic increases, 2) complement other Irvington Road improvements, and 3) aid the neighborhood improvement objectives, it is recommended that Irvington Road between 6th Avenue and 12th Avenue be included in the City's five year Capital Improvement Program as a four lane with continuous turn lane facility.

In order to 1) reduce bike/pedestrian and auto conflicts without disrupting neighborhood traffic flow and 2) provide better warning when entering the Rodeo Wash, it is recommended that a combination of signing, striping, and pedestrian path clarifications be undertaken at the intersection of Illinois and 7th Street.

In order to 1) reduce bike/pedestrian and auto conflicts, 2) avoid dangerous entrances of the Rodeo Wash when flooding, 3) present a permanent solution to the existing hazards, and 4) provide a better neighborhood land use and circulation pattern, it is recommended that the wash crossings at the intersection of MacArthur Street and 9th Avenue be closed.

### PARKS AND RECREATION

In order to 1) meet the neighborhood recreation needs of National City, 2) provide an improved neighborhood environment, and 3) make best use of the neighborhood land resources, it is recommended that the Rodeo Wash Park be developed as outlined in the Concept Plan through whatever combination of PWEA, HCDA, or CIP funds prove necessary. (Note: This recommendation has been implemented; the Rodeo Wash Park has been accomplished.)

### SITE IMPROVEMENTS

In order to 1) provide visible City commitment to the future of National City, 2) improve property values, and 3) define pedestrian paths for safe circulation, the plan recommends the construction of sidewalks and footbridges shown in the exhibit utilizing Public Works Employment Act (PWEA) or HCDA funds.

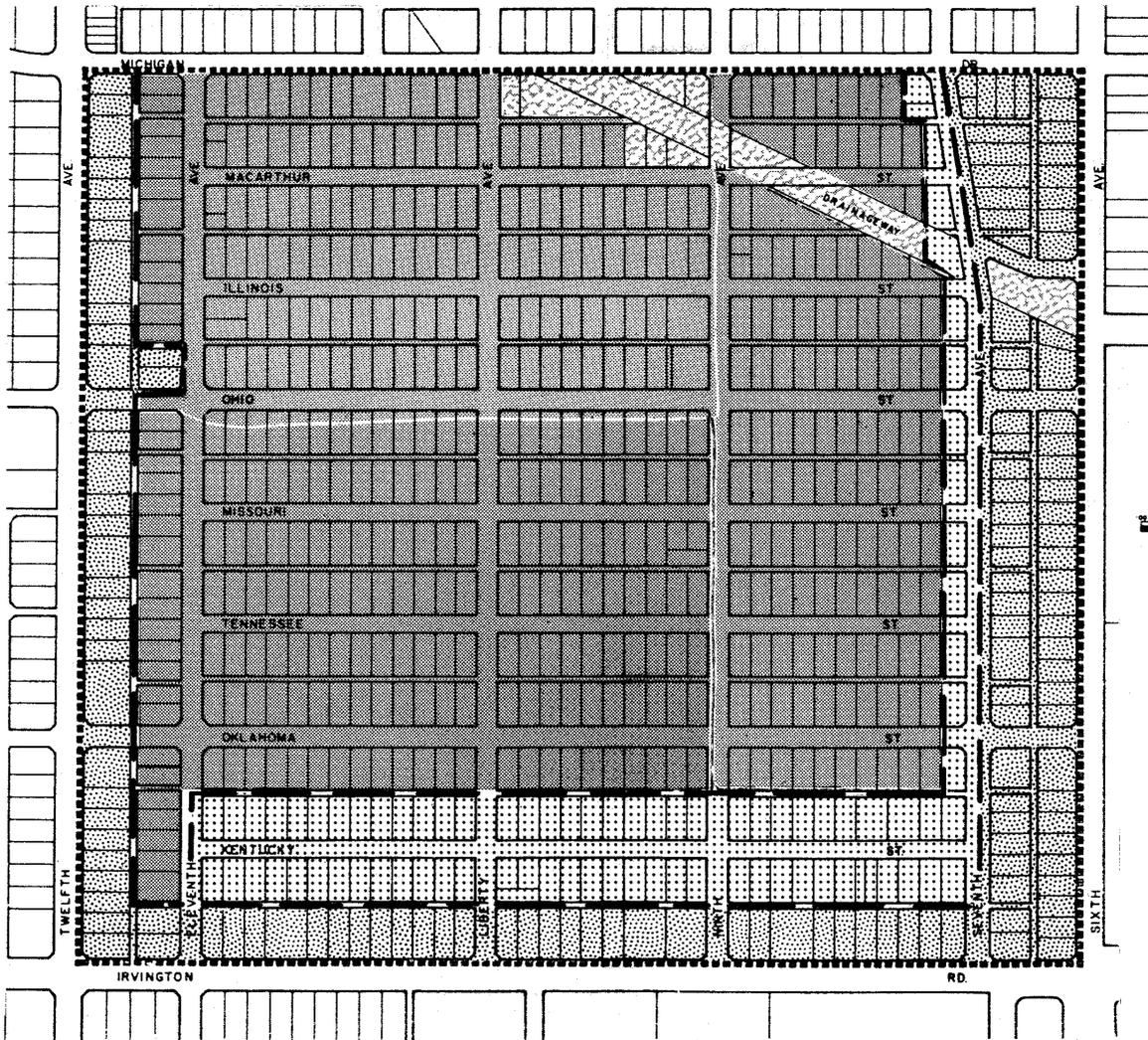
The plan also recommends that the existing lighting be made permanent and additional lights be installed in the neighborhood's residential interior utilizing PWEA fundings as shown in the exhibit.

Neighborhood Buffers

In order to 1) reduce lighting influences on the neighborhood and 2) encourage new housing development, it is recommended HCDA monies be used to properly buffer the City's sites at Ohio Street and 9th Avenue and at 11th Avenue near Irvington Road.

In order to reduce noise exposure problems, it is requested that the homes along 6th Avenue and Irvington Road voluntarily provide walls, fencing, or plantings as need be.

In order to 1) improve the viability of the commercial properties along 6th Avenue, 12th Avenue, and Irvington Road and 2) minimize commercial residential land use conflicts, it is recommended that, as part of commercial rehabilitation efforts, buffering devices as needed be part of the business improvement loan package. Financing could be available through the Federal 312 loan program contingent upon Mayor and Council adoption of commercial rehabilitation standards.



-  medium density residential (R-2)
-  high density residential (R-3)
-  mixed commercial/residential (B-2A)
-  rodeo wash linear park
-  Plan area boundaries

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