

**ARMORY PARK
BARRIO HISTORICO
OCHOA
SANTA RITA
SANTA ROSA**

OLD PUEBLO SOUTH COMMUNITY PLAN

TUCSON, ARIZONA

THE OLD PUEBLO SOUTH COMMUNITY PLAN

**CITY OF TUCSON
PLANNING DEPARTMENT**

January 2, 1979

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THE OLD PUEBLO SOUTH COMMUNITY PLAN

Formal Action

Mayor and Council – January 2, 1979 - Resolution 10663 (Adoption)
April 5, 1982 – Resolution #11805 (Amendment)
September 26, 1983 – Resolution #12433 (Amendment)

Hearings: Mayor and Council – November 13, 1978
April 5, 1982
September 26, 1983
Citizens Advisory Planning Committee – June 21 & 22, 1978
February 3, 1982
August 17, 1983

Profile/Related Plans

The Old Pueblo South (OPS) Community Plan area is bounded by Congress and Twelfth Streets on the north, the Southern Pacific Railroad on the east, the City of South Tucson on the south, and Interstate 10 on the west. The plan area is approximately 1.08 square miles. Portions of the Old Pueblo South Community are also covered by *El Centro*, *Pueblo Center*, and *Southern Pacific Reserve Redevelopment Plans*.

The *Old Pueblo South Community Plan* was the result of a two-year planning effort (1977-1979) conducted by the City Planning and Human and Community Development Departments, a consultant team lead by the firm of Wallace, McHarg, Roberts and Todd and several neighborhood groups.

The neighborhoods which make up the Old Pueblo South Community include:

- Armory Park
- Santa Rita
- Ochoa
- Santa Rosa
- Barrio Historico including El Hoyo and El Membrillo

The Old Pueblo South Community Plan

Purpose

The overall goal of the *Plan* is to revitalize the Old Pueblo South Neighborhoods by upgrading the physical and social environment. Its purpose is to set into motion a number of actions which will result in the overall revitalization of the OPS Neighborhoods.

Adopted Policies and Recommendations

OPS PLAN ELEMENTS

The *OPS Community Plan* includes eleven individual plan elements or "priority projects" which make up the overall plan. The projects are listed generally by priority; each is important and unique and is assigned to bring about specific objectives from the catalyst to achieve the OPS and City-wide objectives (see attached map).

1. Housing

Initiate an area-wide program to rehabilitate deteriorated houses and construct new dwellings on the more than 400 vacant residential lots. Direct renter assistance and tenant-to-owner conversion programs to minimize renter displacement in OPS. Develop, through the recognized OPS neighborhood associations, reasonable goals to address the overall displacement concern.

2. Circulation

Two major street improvements are proposed to meet future downtown area circulation needs, enhance commercial development opportunities and to direct traffic away from residential neighborhoods as much as possible. They are the St. Mary's/Toole and the north/south roadway routes. Given the long range time frame for implementation and unresolved community concerns, the north/south roadway should continue to be analyzed with a loop road alignment along the Southern Pacific Railroad Spur Line as only one alternative. The 14th Street connection project, if possible, should be implemented in coordination with the selection of a north/south roadway route and its design should be pursued cooperatively with the Barrio Historico neighborhood.

3. I-10 Gateway

This area is the front door to OPS, Downtown and the City of Tucson. Implement a commercial and industrial redevelopment on the OPS/I-10 Freeway frontage properties. Long before any City action is taken, however, allow the El Membrillo community to assess their situation with consultants of their own choosing.

4. Community Facilities

Develop a "web" of community facilities:

- open space and landscaped buffering
- bikeways and pedestrian ways
- parks and recreation
- historic walks
- schools

5. Ochoa Village

Stabilize the west edge of the Ochoa neighborhood by:

1. encouraging a new owner-occupied, moderate income development on vacant parcels along the east edge of 10th Street;
2. upgrading the visual appearance of the City of Tucson's 11th Avenue yards by developing and implementing a master site plan that includes provisions for landscaping, traffic control and other improvements to reduce impacts on the surrounding area.

(April 5, 1982, Resolution #11805, OPS Policy 5)

6. Street Lights/Sidewalks

Start a systematic program of sidewalk construction and street lighting improvement. Individual neighborhoods might elect to have their own characteristic style and design.

7. Barrio Historico

To begin the revitalization program in this very fragile neighborhood, the City's financial assistance should initially be focused on residential rehabilitation and infill programs rather than sidewalks, lights and other major site improvements. Scheduling of the latter types of improvements would be subject to annual review and evaluation by staff and neighborhood residents. The tax increment commercial program proposal in Barrio Historico should be delayed until the residential improvement programs are substantially under way.

8. Southern Pacific RR Reserve

Develop this 38-acre vacant land with approximately 320 dwellings and 160,000 square feet of industrial uses. A landscaped berm would be a key feature to separate the otherwise non-compatible land uses.

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9. Sixth Avenue

As a catalyst to upgrading 6th Avenue, promote a well-designed commercial development as an example of good architectural, graphic and landscape design on this half-block frontage parcel.

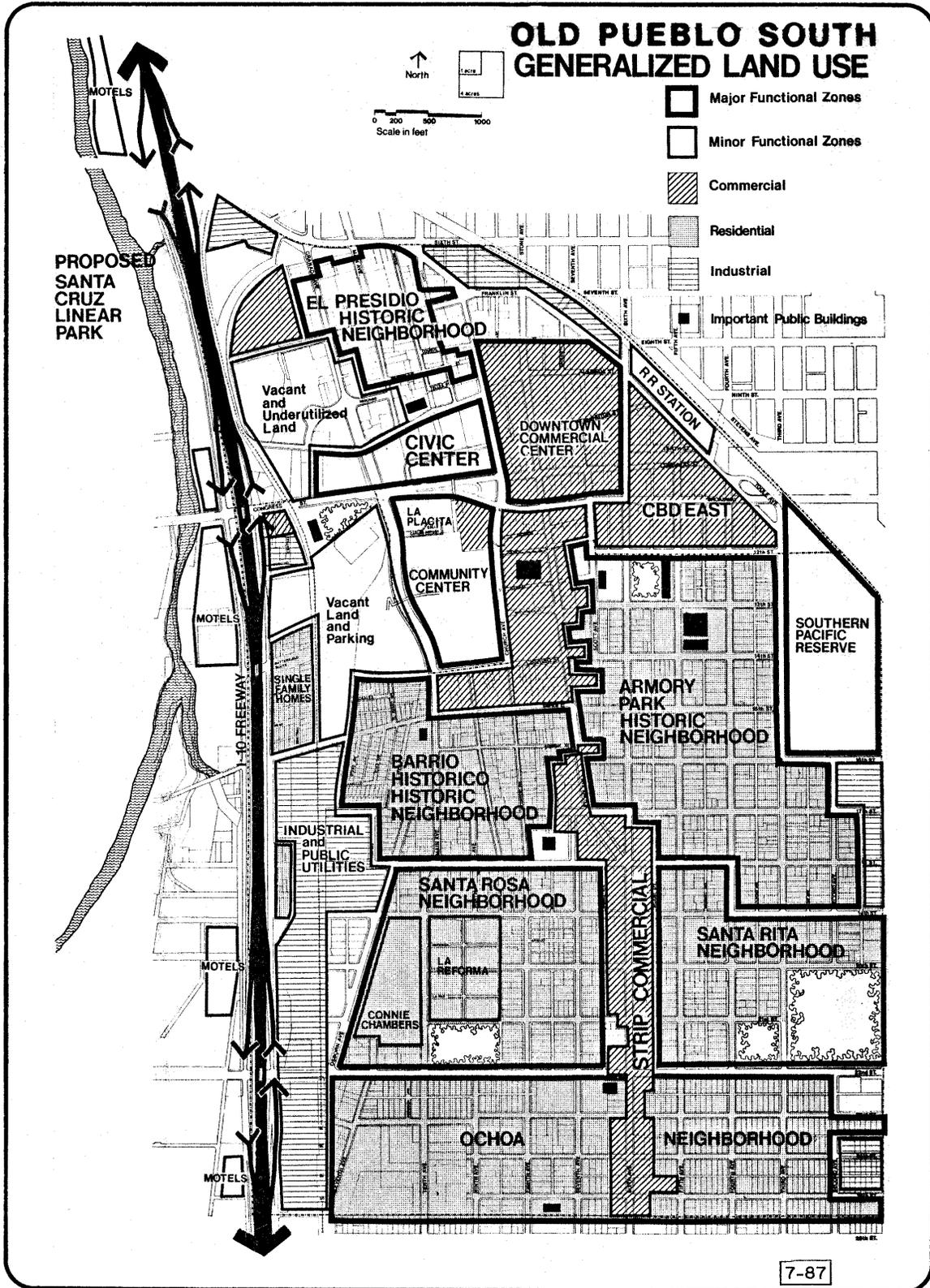
10. La Reforma

Provide for medium to high density residential with supportive mixed use development sensitive to the adjacent neighborhoods.

(September 26, 1983, Resolution #12433, OPS Policy 10)

II. Citizen Involvement

Stress citizen involvement during project planning and implementation phases of the OPS Plan. A non-profit neighborhood organization representing Barrio Historico should be recognized by the Mayor and Council and given the necessary technical assistance to make it an ongoing citizen focus for City/citizen cooperation when making neighborhood related improvements. Such an organization along with the existing Armory Park Neighborhood Association should provide the nucleus for an OPS Council that can provide an area-wide vehicle for citizen involvement.



OLD PUEBLO SOUTH

PLAN ELEMENTS

- 1-HOUSING (AREAWIDE)
- 2-CIRCULATION
- 3-I-10 GATEWAY
- 4-COMMUNITY FACILITIES (AREAWIDE)
- 5-OCHOA VILLAGE
- 6-STREET LIGHTING (AREAWIDE)
- 7-BARRIO HISTORICO
- 8-SP RAILROAD
- 9-SIXTH AVENUE
- 10-LA REFORMA
- 11-CITIZEN INVOLVEMENT (AREAWIDE)

