Community Outreach Partnership Planning and Design Center

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SITE FEATURES

- Residential Development
- Commercial Corridors
- Park/Community Centers
- Washes
- Schools
- Points of Interest
Residential Development

Most of South Tucson’s residential development is concentrated in the northern and central areas of the City.
Commercial Corridors

The City of South Tucson’s major commercial development runs north-south along 6th Avenue and 4th Avenue and east-west along 29th Street.
Paseo De Lupe
Eckstrom
South 10th Avenue near
West 39th Street

Amenities:
• Bike and walking paths
• Picnic areas
• Ramadas
• Public art
Centro del Sur Community Center

Pima County Natural Resources Parks & Recreation
1631 South 10th Avenue

Amenities:
- Exercise station
- Half-court basketball
- Boxing ring
- Free weights
- Pima County Health Clinic
The John A. Valenzuela Youth Center is a State- and County-funded facility in South Tucson. The Youth Center provides after-school programs for children ages 6-14, and evening youth programs that focus on gang prevention activities and employment opportunities for youth aged 12-17. The $550,000 center, named for a community police officer killed in the line of duty, was completed in 1994 and is operated under contract by Pio Decimo of Tucson.

Source: http://www.posterfrost.com/valenzuela.htm
Washes

1. Colonia Progresso Wash
2. Downtown Airport Wash
3. Greyhound Wash
4. Mission View Wash
5. Tucson Diversion Channel, also called Julian Wash

The washes flow in a northwestern direction toward the Santa Cruz River.
Mission View Elementary School
2600 South 8th Avenue
Tucson Unified School District
372 Students

Programs at this school include:

School-wide bilingual education; extended-year opportunities; multi-age education; bilingual learning disabilities resource teacher; Parent Talking Circle; adult ESL classes; Tucson Community Tennis Program; Reading Recovery/Descubriendo La Lectura; PACE; Title I low class size; outdoor play specialist; Native American Language and Culture Program; Native American Tutor; Home Share Computer Program; Family Library Program; community representative; family liaison; counselor; Alternative Assessment Caucus.

Source: www.edweb.tusd.k12.az.us/Mission_View, 2005
Nellie P. Covert School
Arizona’s Children Association
2700 South 8th Avenue

The Arizona's Children Association Nellie P. Covert School specializes in dealing with students with unique needs. The school is focused on positive academics learning and behavioral and social skill growth. The mission of the Covert School is “to provide a safe and consistent environment through an integrated approach that fosters healthy growth in children.”

Source: www.arizonaschildren.org/programs/thecovert.html, 2005
Project Y.E.S.
“Youth Enrichment Support”

100 West 37th Street

The non-profit Project Y.E.S. organization seeks to provide enrichment and support for a diverse group of volunteers to be role models for youth. Activities and programs offered include:

- Parent to Parent – a parenting program in English and Spanish
- After-school programs for 1st - 8th graders including homework help
- New Horizons – a program which focuses on at-risk youth
- Tutoring for Older Youth – for youth both in and out of school
Las Artes accepts students from 16 to 21 years old who have dropped out of school. The program, sponsored by Pima County through the Community Services Department, allows at-risk youth to earn high school credit or a GED while learning to produce public artwork, including tile murals. The photos at right show students making glass tiles to cover the base of a sculpture that will be installed for the East Ajo Way widening at the Kino Veterans Memorial Sports Park.

The students’ murals can be found in South Tucson and along the gateways to the Rillito Linear Park, Marana, Sahuarita, and Arivaca.

Source: www.tucsonweekly.com/gbase/Best/MainFrame?year=2003&oid=oid%3A49544, 2005
Civic Services
1601-1607 South 6th Avenue

1. South Tucson Fire Department District Station 1

2. Sam Lena Library—home to the largest Spanish language collection in the Tucson library system

3. South Tucson Police Headquarters

4. U. S. Post Office
House of Neighborly Services
243 West 33rd Street

The House of Neighborly Services is a Presbyterian mission that has been operating in the City of South Tucson for more than fifty years.

It provides a variety of academic, personal, and social programs for community youth and promotes community leadership and responsibility through programs involving youth and adults in planning, development, and fundraising.

During 2001-2002, they served more than 645 youth through seven youth programs and 150 seniors through two senior citizen programs.

Source: http://www.volunteersolutions.org/vctucson/org/218829.html, 2005

Programs offered:
• After-School Tutors
• Boy Scouts Assistance
• Baile Folklorico
• Mentoring for At-Risk Youth
• Neighborhood Care Alliance
• Senior Meals and Brown Bag Volunteers
• Summer Programs
• Thanksgiving Food Drive
El Paso Greenway

The El Paso and Southwestern Railroad line, established by Phelps Dodge Corp., was extended from El Paso to Tucson in 1912. Southern Pacific bought the line as part of a 1924 purchase of the entire El Paso and Southwestern system. Passenger trains stopped running on the El Paso tracks in 1924. Freight service continued off and on until 2000 when the City of Tucson secured federal approval to abandon the tracks.

The route of the tracks has been proposed for a “Greenway,” a 2-1/2-mile trail system linking neighborhoods north and south of Downtown. The Greenway's walking and cycling paths are to stretch from north of St. Mary’s Road to the City of South Tucson.

— Adapted from the Arizona Daily Star 04.21.2004
Visual Tour

Las Artes murals

City of South Tucson: Parcel Boundaries

26TH ST

32ND ST

36TH ST

29TH ST
Visual Tour

Children's Center

City Offices

South Tucson homes

City of South Tucson: Parcel Boundaries

26TH ST

29TH ST

32ND ST

36TH ST

S6TH AV

Interstate 10
Visual Tour

Casa Maria Soup Kitchen

Mural on 3rd Ave near 26th St.

Apartment complex
Visual Tour

Local business

South Tucson home
Visual Tour

South Tucson abandoned home

South Tucson church

South Tucson home
Visual Tour

Greyhound Park

Holsum Bakery outlet

Project YES/Angel Family Center

City of South Tucson: Parcel Boundaries

26TH ST

29TH ST

32ND ST

36TH ST

S6TH AV

Interstate 10
Visual Tour

Star Motel

Interstate 10

Paseo de Lupe Eckstrom Park

City of South Tucson: Parcel Boundaries
### Demographics: Population Characteristics

**Source:** 2000 U.S. Census Bureau

<table>
<thead>
<tr>
<th></th>
<th>CITY OF SOUTH TUCSON</th>
<th>EMPOWERMENT ZONE</th>
<th>CITY OF TUCSON</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Population</strong></td>
<td>5507</td>
<td>52,256</td>
<td>486,699</td>
</tr>
<tr>
<td><strong>RACE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>White</td>
<td>43.33%</td>
<td>52.59%</td>
<td>70.20%</td>
</tr>
<tr>
<td>Black</td>
<td>2.31%</td>
<td>4.55%</td>
<td>4.30%</td>
</tr>
<tr>
<td>Native American</td>
<td>9.12%</td>
<td>4.48%</td>
<td>2.30%</td>
</tr>
<tr>
<td>Asian</td>
<td>.71%</td>
<td>2.11%</td>
<td>2.50%</td>
</tr>
<tr>
<td>Hawaiian/Pac Isl</td>
<td>.05%</td>
<td>0.18%</td>
<td>0.20%</td>
</tr>
<tr>
<td>Other</td>
<td>41.11%</td>
<td>31.63%</td>
<td>16.80%</td>
</tr>
<tr>
<td>Multiple Races</td>
<td>3.38%</td>
<td>4.45%</td>
<td>3.80%</td>
</tr>
<tr>
<td><strong>ETHNICITY</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hispanic*</td>
<td>80.99%</td>
<td>59.39%</td>
<td>35.70%</td>
</tr>
<tr>
<td><strong>SEX</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Males</td>
<td>52.99%</td>
<td>49.90%</td>
<td>49.00%</td>
</tr>
<tr>
<td>Females</td>
<td>47.01%</td>
<td>50.10%</td>
<td>51.00%</td>
</tr>
<tr>
<td><strong>AGE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Under 18</td>
<td>31.50%</td>
<td>26.88%</td>
<td>28.66%</td>
</tr>
<tr>
<td>Over 65</td>
<td>9.99%</td>
<td>8.54%</td>
<td>11.90%</td>
</tr>
</tbody>
</table>
## Demographics: Housing Characteristics

*Source: 2000 U.S. Census Bureau*

<table>
<thead>
<tr>
<th></th>
<th>CIT OF SOUTH TUCSON</th>
<th>EMPOWERMENT ZONE</th>
<th>CITY OF TUCSON</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Households</strong></td>
<td>1815</td>
<td>19,606</td>
<td>192,891</td>
</tr>
<tr>
<td><strong>Average Household Size</strong></td>
<td>3.03</td>
<td>2.67</td>
<td>2.42</td>
</tr>
<tr>
<td><strong>Housing Units</strong></td>
<td>2064</td>
<td>21,976</td>
<td>209,609</td>
</tr>
<tr>
<td><strong>Occupied</strong></td>
<td>87.94%</td>
<td>89.22%</td>
<td>92.00%</td>
</tr>
<tr>
<td><strong>Vacant</strong></td>
<td>12.06%</td>
<td>10.78%</td>
<td>8.00%</td>
</tr>
<tr>
<td><strong>Owner Occupied</strong></td>
<td>40.61%</td>
<td>35.74%</td>
<td>54.30%</td>
</tr>
<tr>
<td><strong>Renter Occupied</strong></td>
<td>59.39%</td>
<td>64.26%</td>
<td>46.60%</td>
</tr>
</tbody>
</table>
City of South Tucson Demographics
# Household Income

**City of South Tucson**

<table>
<thead>
<tr>
<th>Total Households</th>
<th>&lt; $10,000</th>
<th>$10,000 - $19,999</th>
<th>$20,000 - $29,999</th>
<th>$30,000 - $39,999</th>
<th>$40,000 - $49,999</th>
<th>$50,000 - $74,999</th>
<th>$75,000 - $124,999</th>
<th>&gt; $125,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,794</td>
<td>616</td>
<td>440</td>
<td>228</td>
<td>161</td>
<td>172</td>
<td>114</td>
<td>44</td>
<td>19</td>
</tr>
<tr>
<td>100%</td>
<td>34.3%</td>
<td>24.5%</td>
<td>12.7%</td>
<td>9.0%</td>
<td>9.6%</td>
<td>6.4%</td>
<td>2.5%</td>
<td>1.1%</td>
</tr>
</tbody>
</table>

Source: US Census Bureau, 2000 (SF3)
# Gross Rent as Percentage of Household Income

**CITY OF SOUTH TUCSON**

<table>
<thead>
<tr>
<th>Total Renter Households:</th>
<th>&lt; 20.0%</th>
<th>20.0% - 24.9%</th>
<th>25.0% - 29.9%</th>
<th>30.0% - 34.9%</th>
<th>&gt; 35.0%</th>
<th>Not Computed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,081</td>
<td>260</td>
<td>80</td>
<td>128</td>
<td>80</td>
<td>456</td>
<td>77</td>
</tr>
<tr>
<td>100%</td>
<td>24.1%</td>
<td>7.4%</td>
<td>11.8%</td>
<td>7.4%</td>
<td>42.2%</td>
<td>7.1%</td>
</tr>
</tbody>
</table>

Source: US Census Bureau, 2000 (SF3)
## Monthly Owner Costs as Percentage of Household Income

**CITY OF SOUTH TUCSON**

<table>
<thead>
<tr>
<th>Total Owner Households</th>
<th>Without Mortgage</th>
<th>With Mortgage</th>
<th>&lt; 20.0%</th>
<th>20.0% - 24.9%</th>
<th>25.0% - 29.9%</th>
<th>30.0% - 34.9%</th>
<th>&gt; 35.0%</th>
<th>Not Computed</th>
</tr>
</thead>
<tbody>
<tr>
<td>589</td>
<td>278</td>
<td>311</td>
<td>118</td>
<td>67</td>
<td>25</td>
<td>24</td>
<td>71</td>
<td>6</td>
</tr>
<tr>
<td>100%</td>
<td>47.2%</td>
<td>52.8%</td>
<td>37.9%</td>
<td>21.5%</td>
<td>7.7%</td>
<td>1.9%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: US Census Bureau, 2000 (SF3)
## Poverty Status (Individuals) 
**CITY OF SOUTH TUCSON**

<table>
<thead>
<tr>
<th>Total Individuals Below Poverty:</th>
<th>&lt; 5 years</th>
<th>5 years</th>
<th>6-11 years</th>
<th>12-17 years</th>
<th>18-64 years</th>
<th>65-74 years</th>
<th>&gt; 75 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,525</td>
<td>309</td>
<td>81</td>
<td>374</td>
<td>237</td>
<td>1,351</td>
<td>86</td>
<td>87</td>
</tr>
<tr>
<td>46.5%</td>
<td>64.6%</td>
<td>89.0%</td>
<td>65.2%</td>
<td>48.5%</td>
<td>40.7%</td>
<td>35.7%</td>
<td>36.4%</td>
</tr>
</tbody>
</table>

Source: US Census Bureau, 2000 (SF3)
**Poverty Status (Families)**

**CITY OF SOUTH TUCSON**

<table>
<thead>
<tr>
<th>TOTAL FAMILIES</th>
<th>FAMILIES BELOW POVERTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,113</td>
<td>484</td>
</tr>
<tr>
<td>100.0%</td>
<td>43.5%</td>
</tr>
</tbody>
</table>

Source: US Census Bureau, 2000 (SF3)
## Owner Occupied Housing Unit Values

**CITY OF SOUTH TUCSON**

<table>
<thead>
<tr>
<th>Total Housing Units:</th>
<th>$&lt; 50,000$</th>
<th>$50,000 - 99,999$</th>
<th>$100,000 - 149,999$</th>
<th>$150,000 - 199,999$</th>
<th>$200,000 - 299,999$</th>
<th>$&gt; 300,000$</th>
</tr>
</thead>
<tbody>
<tr>
<td>729</td>
<td>399</td>
<td>311</td>
<td>19</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>100%</td>
<td>54.7%</td>
<td>42.7%</td>
<td>2.6%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Source: US Census Bureau, 2000 (SF3)
# Number of Rooms per Housing Unit

**CITY OF SOUTH TUCSON**

<table>
<thead>
<tr>
<th>TOTAL HOUSING UNITS:</th>
<th>1 ROOM</th>
<th>2 ROOMS</th>
<th>3 ROOMS</th>
<th>4 ROOMS</th>
<th>5 ROOMS</th>
<th>6 ROOMS</th>
<th>7+ ROOMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,059</td>
<td>260</td>
<td>233</td>
<td>417</td>
<td>442</td>
<td>404</td>
<td>188</td>
<td>115</td>
</tr>
<tr>
<td>100%</td>
<td>12.6%</td>
<td>11.3%</td>
<td>20.3%</td>
<td>21.5%</td>
<td>19.6%</td>
<td>9.1%</td>
<td>5.6%</td>
</tr>
</tbody>
</table>

Source: US Census Bureau, 2000 (SF3)
City of South Tucson Zoning

**R2 Residential:** This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment. Example use includes family dwelling, residential care, cultural use, religious use, office or recreation.

**R3 Residential:** This zone provides for high density, residential development and compatible uses. Example use similar to that of R2.

**C1 Commercial:** This zone provides for low-rise commercial purposes that serve the community and region. Residential and other related uses are also permitted. Example use includes administrative, daycare, food services, or medical.

**C2 Commercial:** This zone provides for general commercial purposes that serve the community and region. Residential and other related uses are also permitted. Example use includes office space, automotive sale or service, grounds maintenance facility, daycare, entertainment or medical.

**C3 Commercial:** This zone provides for mid-rise office development or other land use which provides reasonable compatibility with adjacent residential use. Examples include medical service, civic uses, cemeteries or neighborhood recreation.

**P Parking**

**I-1 Light Industrial:** This zone provides for industrial uses that do not have offensive characteristics in addition to land use allowed in more restrictive nonresidential zones. No residential land use is permitted.

*Source: City of Tucson Planning Department, 2004*
Zoning

- SB1: Business
- SB2: Business
- SB2A: Business
- SR1: Residential
- SR2: Residential
- SR3: Residential
- SI1: Industrial
- SMH: Mobile Home
- SPI: Park Industrial

Source: City of South Tucson Planning Department, 2004
Land Use

- Residential
- Commercial
- Heavy Commercial/Industrial/Railroad/
  Bus Parking
- Public/Institutional
- Vacant/Parking
- Park/Washes/Open Space

Source: Windshield Surveys by the Drachman Institute, 2004
Residential Land Use

- Single Family Residence
  (includes manufactured homes)
- Multi-family Residential
  - Duplex/Triplex/etc.
  - Apartment Complex
- Mobile Home
- Mixed Residential
  (more than one type of housing unit on the property)

Source: Windshield Surveys by the Drachman Institute, 2004
Industrial Land Use

- Heavy Commercial
- Industrial (including railroad, bus parking)

Source: Windshield Surveys by the Drachman Institute, 2004
Commercial Land Use

- Retail/Service/Market/Entertainment
- Office Space
- Hotel/Motel
- Medical Center
- Restaurant/Bar
- Mixed Use (more than one type of land use on the property)

Source: Windshield Surveys by the Drachman Institute, 2004
Community Land Use

- Public/Institutional
- Nonprofit

Source: Windshield Surveys by the Drachman Institute, 2004
Vacant Land Use

- Vacant
- Parking (surface and structure)

Source: Windshield Surveys by the Drachman Institute, 2004
Parks Land Use

- Parks/Open Space/Washes

Source: Windshield Surveys by the Drachman Institute, 2004
Alternate Transportation

- Bus Stops
- Bus Routes
- Bike Routes
- Railroad Tracks

Source: Pima County Department of Transportation, 2004
Development by Decade

1900-1909

Source: Drachman Institute; Pima County Assessor's Office, 2004
Development by Decade

1910-1919

Source: Drachman Institute; Pima County Assessor's Office, 2004

Pima County Assessor's Office
Development by Decade

1920-1929

Source: Drachman Institute; Pima County Assessor’s Office, 2004
Development by Decade

1930-1939

Source: Drachman Institute; Pima County Assessor's Office, 2004
Development by Decade

1940-1949

Source: Drachman Institute; Pima County Assessor's Office, 2004
Development by Decade

1950-1959

Source: Drachman Institute; Pima County Assessor's Office, 2004
Development by Decade

1960-1969

Source: Drachman Institute; Pima County Assessor’s Office, 2004
Development by Decade

1970-1979

Source: Drachman Institute; Pima County Assessor's Office, 2004
Development by Decade

1980-1989

Source: Drachman Institute; Pima County Assessor's Office, 2004
Development by Decade

Source: Drachman Institute; Pima County Assessor's Office, 2004
Development by Decade

Source: Drachman Institute; Pima County Assessor’s Office, 2004
Housing Conditions

$ = Estimated repairs to bring to “Excellent” condition

- **Excellent**: $0 19.85%
  New Construction, everything is kept up

- **Good**: Up to $10,000 31.85%
  Needs minor cosmetic touch ups, part of normal maintenance

- **Fair**: $10,000-$20,000 21.18%
  Fixer-upper, general situation is good but it needs some work

- **Poor**: $20,000-$40,000 7.39%
  Needs a lot of work/money but is not bad enough to tear down

- **Replacement**: Cost of repairs is greater than the cost of replacement 42.94%

*Source: Windshield Surveys by the Drachman Institute, 2004*
Renter Occupied by Block

- 0-20%
- 21-40%
- 41-60%
- 61-80%
- 80-100%

Source: 2000 U.S. Census Bureau; Windshield Surveys by the Drachman Institute, 2004
Housing Unit Density

Less Dense

More Dense

Source: 2000 U.S. Census Bureau
Existing Plans & Projects

City of South Tucson 2002 Community Housing Plan. Funded by a grant from the Arizona Governor’s Office of Housing with additional funding from the City of South Tucson, this five-year plan replaced the 1995 Strategic Housing Plan.

South Tucson Façade Improvements - Spring-Summer 2001. The Drachman Institute provided assistance to the planning office of the City of South Tucson in assembling a design program to encourage businesses to improve their facades. A plan and design examples were developed.

South Tucson Strategic Housing Plan – January 1995. Prepared by the Drachman Institute with State funding to the City of South Tucson and South Tucson Housing Authority.

The **Weed and Seed** program brought the City of South Tucson $1 million in federal dollars over five years to fight crime and improve its image and standard of living. Funding for the "Weed" segment provided two new community police officers, two police vehicles, and computer equipment. The "Seed" portion funded three Community Safe Havens - Project YES, House of Neighborly Service, and the John Valenzuela Youth Center - for additional after-school programs and weekend activities.

Community Issues

- Housing repairs and improvements
- New housing development
- Economic development to bring jobs and revitalization
- Parks and open space
- Activities and opportunities for youth
Community Issues

Davis-Monthan Air Force Base
Noise Control Districts

DRAFT Noise Control Districts for Davis-Monthan Air Force Base, as recommended in February 2004 DMAFB/Tucson/Pima County Joint Land Use Study
Community Housing Goals

• Housing repairs and rehabilitation for limited income home owners

• Repair and rehabilitation of rental housing

• Development of new, affordable housing (rental and owner-occupied)

• Increase owner-occupied housing

• Rehab or replace substandard and abandoned housing
Credits

- Pima County Department of Transportation
- Pima Association of Governments
- Pima County Assessor’s Office, Jim Crane