

**June 17, 2008**

# **Miramonte Neighborhood Plan**



*Adopted by the Mayor and Council, June 17, 2008  
Resolution No. 20984*

June 17, 2008

# Miramonte Neighborhood Plan

## Miramonte Neighborhood

*in collaboration with the*

City of Tucson, Department of Urban Planning and Design

*and its consultant*

University of Arizona, College of Architecture and Landscape Architecture,  
The Drachman Institute

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**June 17, 2008**

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## TABLE OF CONTENTS

INTRODUCTION .....	1
MIRAMONTE NEIGHBORHOOD PAST AND PRESENT.....	2
MIRAMONTE NEIGHBORHOOD FUTURE: VISION STATEMENT.....	7
MIRAMONTE NEIGHBORHOOD PLAN IMPLEMENTATION .....	9
MIRAMONTE NEIGHBORHOOD PLAN PROGRESS ASSESSMENT.....	11
GOAL #1: NEIGHBORHOOD INFILL COMPATIBILITY.....	12
GOAL #2: NEIGHBORHOOD PRESERVATION & REHABILITATION.....	14
GOAL #3: NEIGHBORHOOD TRANSITIONS .....	17
GOAL #4: NEIGHBORHOOD INFRASTRUCTURE ENHANCEMENT.....	18
GOAL #5: NEIGHBORHOOD SAFETY AND PROPERTY MAINTENANCE .....	22
GOAL #6: NEIGHBORHOOD INVOLVEMENT OPPORTUNITIES.....	23

### **Appendices** *(Under separate cover)*

Appendix A	Miramonte Neighborhood Plan Development Process Summary
Appendix B	Miramonte Neighborhood Inventory and Analysis
Appendix C	City of Tucson, Alvernon- Broadway Area Plan (Adopted 1995, Amendments Aug. 1998, Oct. 1998, and Sept. 2000)
Appendix D	Miramonte Neighborhood Site Development Workshop Summary
Appendix E	Miramonte Neighborhood Preliminary Physical Plan
Appendix F	Miramonte Neighborhood Survey and Results

### **Exhibits**

Exhibit 1	Zoning in the Miramonte Neighborhood .....	10
Exhibit 2	Miramonte Neighborhood Conceptual Land Use Map.....	16
Exhibit 3	Preliminary Landscape Concept .....	18

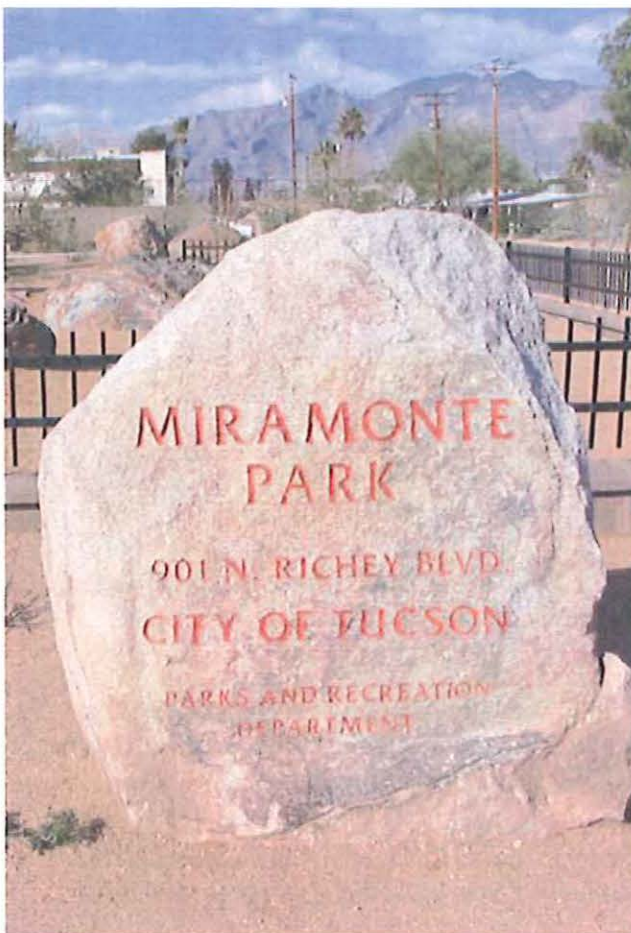
## INTRODUCTION

This Neighborhood Plan is the result of a two-year process, which included public meetings with the general Neighborhood, a selected steering committee, design workshops, one-on-one discussions, questionnaires, surveys, and a healthy interactive process among Miramonte neighbors, stakeholders, and planners. The process, which is summarized in Appendix A, began with an extensive inventory and analysis (Appendix B). The City of Tucson, Department of Urban Planning and Design, and its consultant, the University of Arizona, College of Architecture and Landscape Architecture, Drachman Institute, managed the work.



*Neighborhood Plan Public Workshop*

## Elements of the Neighborhood Plan



The Miramonte Neighborhood Plan (the Plan) includes the following elements:

- a vision statement, i.e., a consensus word picture of a desired future
- an explanation of circumstances under which the Plan will be implemented
- a description of a process to assess the Neighborhood's progress with the Plan
- six major goals that define the desirable future state of the Neighborhood. Each goal includes policies, i.e., commitments to the course of action that will lead the Neighborhood toward its goals, and specific strategies, i.e., available or recommended means for implementation of the policies.
- appendices, which are available under separate cover.



**June 17, 2008**

## **MIRAMONTE NEIGHBORHOOD PAST AND PRESENT**

The area that is now Miramonte Neighborhood had very isolated single lot development in the 1920's and 1930's. It was not until the 1940's that any significant development appeared, including the Benedictine Monastery (Roy Place, Architect) and St Mark's Presbyterian Church. In 1945, the Miramonte Neighborhood was still outside the limits of the City of Tucson. The peak of residential development was the 1950's when most of the single-family lots were built out and a substantial number of multi-family developments were constructed. By 1953, the central portion of the Neighborhood was within the City limits, and by 1960 it was entirely within the limits. The Neighborhood takes its name from Camino Miramonte, the north-south street that runs through the western third of the Neighborhood. The Neighborhood Association was registered with the City of Tucson on February 26, 1992.



*Miramonte Neighborhood*

The Neighborhood is roughly one-half square mile, stretching one-half mile from Speedway Boulevard on the north to Fifth Street on the south and one full mile from the arterial, Alvernon Way, on the east to the lesser arterial, County Club Road, on the west. The major east-west route through the Neighborhood is Third Street, which is a designated bike route used by pedestrians, motorists, and bicyclists. To the west, Third Street connects the Miramonte Neighborhood to the Himmel Park and Library, Sam Hughes Elementary School, and ultimately to the University



of Arizona. To the east, Third Street links the Neighborhood via Alvernon Way and Fifth Street to its other designated elementary school, Peter Howell. Unlike earlier Tucson neighborhoods with a full gridiron pattern, the north-south connections through the Miramonte Neighborhood are limited. Three streets provide these major north-south routes. The first, Camino Miramonte, a former wash alignment, is a gently curving street and the main north-south traffic corridor through the west residential core. With its center-swale, Camino Miramonte also continues to serve as a significant drainage-way. Richey Boulevard and Dodge Boulevard are the other two north-south connections through the Neighborhood.

According to the 2000 US Census, the Neighborhood is home to 3,619 persons in 1,954 households. By 2007 those households appear to have increased to over 2,100; however in general, the population is declining with approximately half the number of children 5-17 (15.6%) in comparison to the City as a whole (28.7%) and markedly larger proportions of young adults 18-24 (20%) than the City as a whole (13.8%). The over-65 population is lower (9.9%) than the City as a whole (11.9%). The number of households that are owner occupied is less than half (22.1%) of the City as a whole (54.3%), while the number of renter occupied households is much higher (77.9%) than the City as a whole (46.6%). Miramonte is 21.4% Hispanic, less than the City's 35.7%. African-Americans (4.6%) and Native-Americans (2.0%) are comparable to City numbers, but Asian-Americans (4.4%) live in Miramonte at nearly twice the City rate (2.5%).

The Neighborhood is characterized by a heavily modified center-city grid pattern of streets and occasional alleys. The western half is largely single-family residential and traces its subdivision style to the emerging patterns of the 1930's. Its blocks are very slightly curvilinear and with long (east-west) and shallow (north-south) configurations that stretch only two blocks before the grid is interrupted. The pattern changes abruptly in the eastern half of the Neighborhood where the land is divided into large square and rectangular lots with a full two-dimensional grid pattern.

The Neighborhood is largely residential and quite diverse in zoning and land use. Twenty percent (20%) is low density residential (R-1) clustered around Camino Miramonte. An equal amount of low-moderate density residential (R-2) exists in three separate locations, and a larger amount (30%) of higher density residential (R-3) is on the east, north and west sides. Office and commercial uses are concentrated along Speedway Boulevard on the north, Country Club Road on the west, and Alvernon Way on the east.

Within the Camino Miramonte area, the pattern and fabric (lot size, setbacks, and height) of the low density residential development (western-southern portion of the Neighborhood) is consistent



*Neighborhood-Oriented Uses on Speedway Blvd.*



**June 17, 2008**

and represents a 1950's horizontal ranch house style with significant mid-century historic characteristics. All the area currently zoned R-1, except for a few properties on Fifth Street, was built out as the Encanto Park Addition (1947) and the Bunell Addition (1952). Construction in both areas was restricted to one-story single-family residences and uniform street setbacks of 25 feet or more. The landscape is consistent with desert natives mixed with date palms and other exotics of the era. This single-family residential core of Miramonte has a strong sense of place -- something to be protected and preserved.



*1950's Ranch House*



*Two-Story Apartment Building*

In contrast, the eastern portion of the Neighborhood has a different character and scale that is characterized by higher density, multi-family residential development built largely between 1950 and 1990. While this development is generally consistent with the area's higher density zoning of R-2 and R-3, there are some single family residences scattered throughout. Housing types vary from duplexes to triplexes to multi-story apartment buildings; however, no one architectural style predominates.

Landscaping and amenities such as

sidewalks are sparse. Parking lots and dumpsters serving the multi-unit residences are prominent. The majority of the opportunities for infill development are located on vacant and underutilized lots in this portion of the Neighborhood.

One of the great assets of the Neighborhood is its central location within the City of Tucson. Its relative proximity to commercial services on Speedway Boulevard, to the Downtown, to major transportation corridors (Speedway Boulevard, Broadway Boulevard, Alvernon Way, and Country Club Road), and to the University of Arizona provides outstanding access to employment, education, shopping, entertainment, recreation, churches and services.

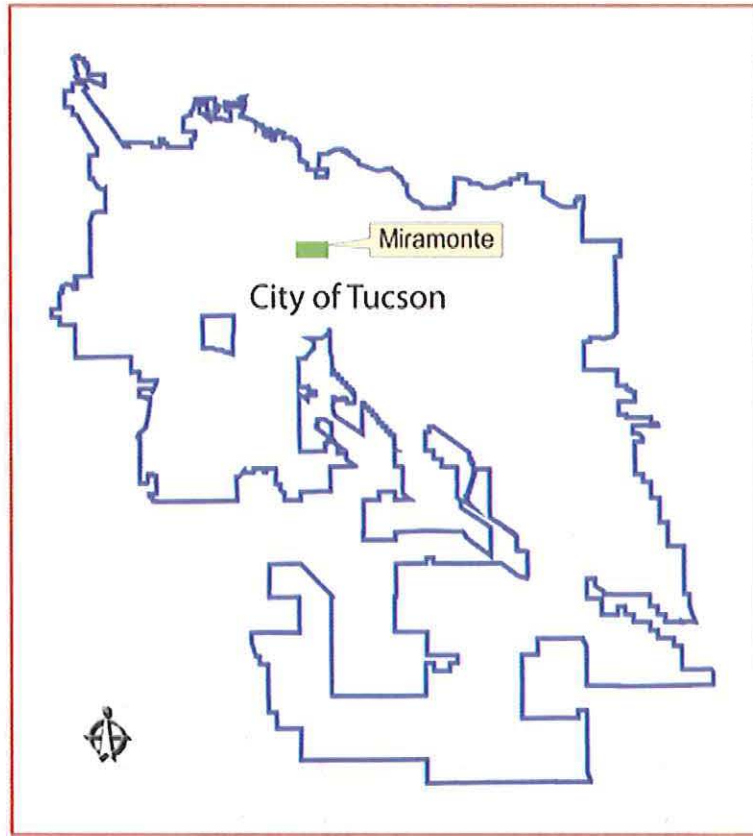
As is often the case, a community's assets are also its challenges. In 2007, several issues loom as defining challenges for the Miramonte Neighborhood over the coming decades.

- As the City of Tucson has grown, the Neighborhood, with its increasing number of investment and rental units, has experienced a decline in owner-occupancy and property



maintenance. The pressure on the traditional R-1 neighborhood fabric requires a long-term effort to preserve the 1950's ranch house residential pattern.

- At the same time, the economic and demographic influence of the University of Arizona has exerted pressure on the Neighborhood. The Neighborhood's good connectivity to the University via the Third Street Bicycle Route has made it especially attractive. This path serves the growing number of University students who have moved into the Neighborhood as renters.



*Miramonte Location in Central Tucson*

- As development and traffic pressures increase in the Neighborhood, there is a strong need to enhance the pedestrian environment for residents to make the Neighborhood a safer and more humane place to live.
- Growth trends have also increased through-traffic volumes for the Neighborhood. This traffic pressure at the residential level translates to more undesirable noise at all hours, more air pollution from vehicle emissions, and driving behaviors that are unfriendly to pedestrians.
- These same economic, development, and transportation pressures also manifest themselves in increased crime and reduced involvement of residents in the civic life of the Neighborhood.
- The contrast in the residential fabric of the Neighborhood corresponds to the differences in the underlying zoning. A portion of the south central part of the Neighborhood is zoned

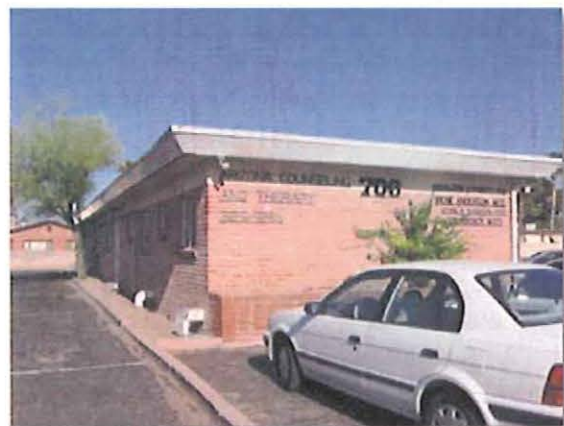
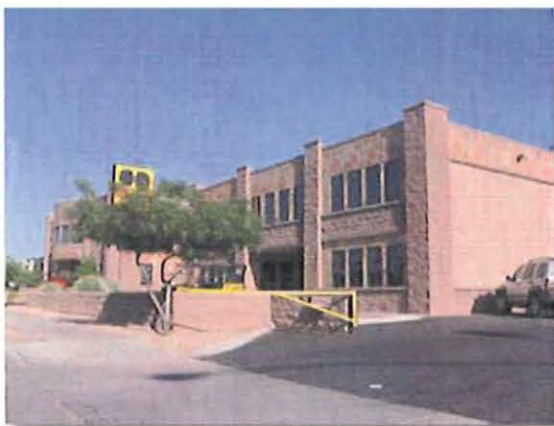


*Traffic on Alvernon Way,  
Neighborhood's Eastern Boundary*

**June 17, 2008**

R-1 and is largely built-out at low density with historic characteristics. Another portion of the Neighborhood is zoned R-2 and is developed at higher densities and with more vacant land. Finally, a significant portion of the Neighborhood, especially in the eastern and northern districts is zoned R-3 with aging apartment development and a substantial amount of vacant land. As such there is a tension between:

1. the desire to view Miramonte as an integrated neighborhood with graceful transitions among the different zones, and
  2. the recognition that there are different issues associated with the character of the different zones.
- The Neighborhood faces a challenge in the transition between land uses. The commercial edges need to make a successful transition to residential areas of varying densities, and the residential areas need to make successful transitions between differing densities. This challenge is all the more difficult because while the zoning allows abrupt changes between zones, there is the desire to see more gradual changes.
  - Underlying zoning in some cases does not correspond to current land uses.



*Neighborhood Supports a Variety of Uses and Densities*



## MIRAMONTE NEIGHBORHOOD FUTURE: VISION STATEMENT

Miramonte Neighborhood will become an even more desirable location for residents, businesses, and offices. This one-half square mile area will be an exemplar of a livable urban community. Preservation of the Neighborhood's assets; enhancements of its infrastructure; better transitions between different land uses, zones, and districts; appropriate infill development; and increased citizen participation will converge to meet that goal.

### Preservation of the Neighborhood Assets

Miramonte Neighborhood will continue to be a diverse mix of businesses, offices, churches, and single-family and multi-family structures. Older residences will be rehabilitated, ensuring that the character of the area is maintained. New construction will be unobtrusive but innovative and interesting in building design and landscaping, such that it is compatible with its surroundings. Special places, such as the Benedictine Monastery with its spacious grounds and St. Marks with its community facilities, will be preserved and adequate open space with attractive landscaping in new developments will enhance the nature theme of Miramonte Park. Office and retail facilities bordering the Neighborhood will offer services and products needed by the residents and continue to contribute to Miramonte's sense of place.



*Historic Benedictine Monastery, Country Club Rd.*

### Enhancement of the Infrastructure

Pedestrian scale infrastructure – walkways, other hardscape, lighting, landscape – is the glue that holds a neighborhood together. Miramonte will be a neighborhood in which these key infrastructure elements are well integrated, well designed, unified, and pedestrian-friendly. A major investment in infrastructure improvements will take place, paying great dividends in uniting the Neighborhood aesthetically, in reducing the heat island effect, and in improving safe traffic flow. Appropriate gateway signage will communicate to those who enter that this is a residential area where residents take great pride in their neighborhood. Shade trees, concrete walkways, and porous curving walking paths will invite pedestrian movement; bicyclists will have the right edge of the traffic lane of the streets to themselves; and vehicles will slow



*Neighbors Walking and Bicycling,  
Camino Miramonte*

**June 17, 2008**

to safe speeds. Street lighting will meet the dark skies criteria. Utilities will be buried, leaving an unobstructed view of the sky and the mountains. All trash dumpsters will be screened, leaving the streetscape attractive. Streets, yards, alleys, parking lots, and businesses will be litter free.

### **Better Transitions Between Different Land Uses, Zones, and Districts**

The abrupt changes from different zones and land uses will be softened by good quality design so that there are smooth transitions between potentially contrasting uses. Business uses will gradually give way to higher density residential development and higher density residential development will gradually give way to lower density residential development. As such, the Neighborhood will feel like an integrated whole rather than a collection of disparate land uses.



*Miramonte Park, Third St. and Richey Blvd.*

### **Appropriate Infill Development**

Vacant and under-utilized land in the Neighborhood will be built out as lofts, condominiums, or cluster housing, increasing the home ownership in the area. Features that will make these infill projects assets to the entire Neighborhood include, but are not limited to, integrated covered parking in the housing units; Americans with Disabilities Act (ADA) accessibility; environmentally sound green principles for energy and water conservation, such as water harvesting, greywater, and reclaimed wastewater for irrigation; and good architectural design.

### **Increased Citizen Participation**

Resident homeowners, renters, landlords, professional and business people, and non-profit groups will work together to ensure the Neighborhood's well being. The Miramonte Neighborhood Association Board will have maximum membership. Dozens of stakeholders will be members of MNAction, the Miramonte Neighborhood auxiliary that assists in specific Neighborhood endeavors. The Neighborhood Association is open to all who reside or do business therein.



## MIRAMONTE NEIGHBORHOOD PLAN IMPLEMENTATION

The Miramonte Neighborhood is currently under the guidance of the 1995 City of Tucson Alvernon-Broadway Area Plan (Appendix C). It is the intent of the Miramonte Neighborhood Plan to further refine the content of the Alvernon-Broadway Area Plan with respect to the Miramonte Neighborhood. Where the two plans conflict, it is intended that the Miramonte Neighborhood Plan would supersede the 1995 Alvernon-Broadway Area Plan. For topics not discussed in the Miramonte Neighborhood Plan, the language of the 1995 Alvernon-Broadway Area Plan would prevail.

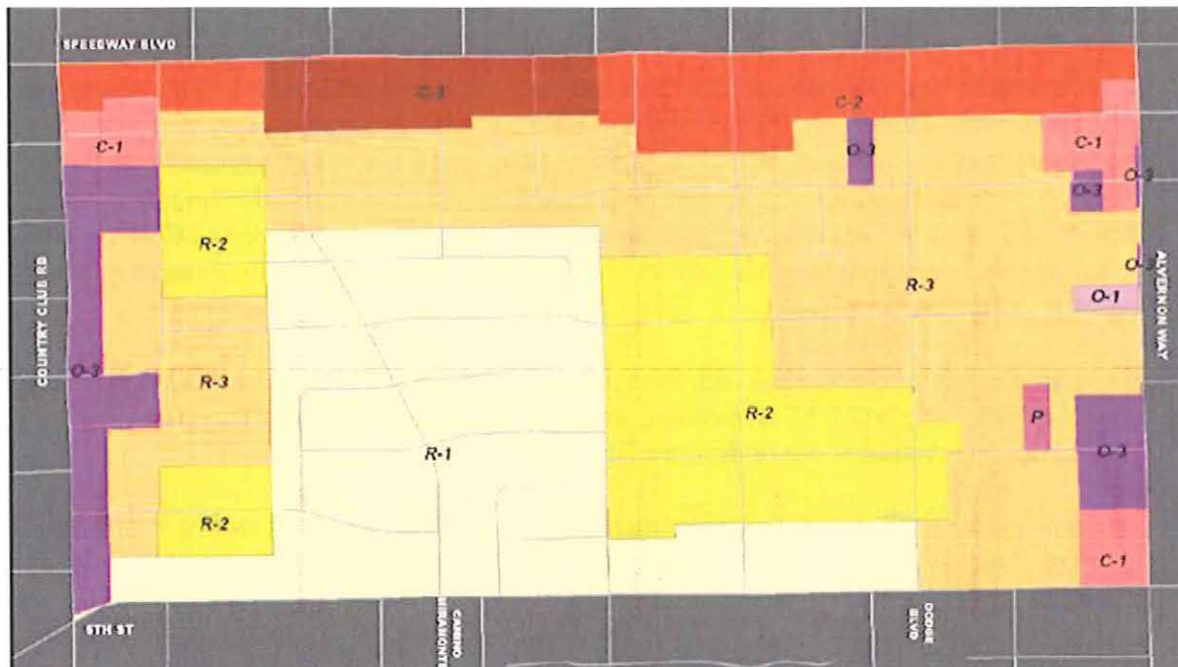
The policies and recommendations in the Miramonte Neighborhood Plan are implemented through rezonings, new zoning regulations adopted by ordinance, public works projects (including road, sewer, and other public facilities improvements), and public real property acquisition. The rezoning process is the primary implementation tool for the Plan. (Exhibit 1 shows the zoning in the Miramonte Neighborhood.) The following covers the major areas of application of the Plan.










1. Applications for rezoning are initially reviewed for compliance with both land use and design guidelines established by the Plan. If the requested rezoning does not comply with land use policies or does not demonstrate mitigation of negative impacts through application of design guidelines or other techniques, the need for an amendment to the Plan is determined by the Planning Director before the rezoning process can be initiated. The Mayor and Council have provided policy direction for both Area and Neighborhood Plans that limits amendments for two years after Plan adoption.
2. If a requested rezoning complies with Plan policies, the rezoning is processed through general agency review. As part of this evaluation, staff may recommend rezoning conditions that may modify the requested use or design of the project.
3. Plan policies are used to review development plans and subdivision plats related to rezoning requests. This review process is coordinated by the Community Design Review Committee (CDRC).
4. Plan policies are used in evaluations of Residential Cluster Project (RCP) subdivisions.
5. Plan policies are used in staff review of requests to vacate City property.
6. Plan policies are also used to establish and guide the design of Capital Improvement Projects (CIPs). In some cases it may provide guidance in the interaction between neighborhoods and larger CIPs.
7. Plan policies are used in formulation of staff's position on variance requests from the Zoning Code.
8. If in the future Mayor and Council approve neighborhood plans for other decision-making purposes than those previously mentioned, these plan policies will apply.

**June 17, 2008**

9. Beyond its regulatory role, the Plan is intended to function as a strategic plan for the Neighborhood. Many goals, policies, and strategies listed in the Plan are intended as a guide to assist in the implementation of neighborhood physical and organizational improvements.
10. It is recognized that a plan is only as good as the intentions of the people who implement it. Good development can occur within difficult constraints and poor quality and inappropriate development can occur despite a neighborhood's best efforts to prevent it. This Plan is intended to set out design, planning, and development intentions so that those involved in development and redevelopment can calibrate their proposals to meet the desires and expectations of the residents of the Miramonte Neighborhood.

**Exhibit 1: Zoning in the Miramonte Neighborhood**



	R-1	Single Family Residential
	R-2	Medium Density Residential
	R-3	High Density Residential
	O-1	Low Intensity Office
	O-3	Office
	C-1	Local Commercial
	C-2	General Commercial
	C-3	Intensive Commercial
	P	Parking

*Source:* City of Tucson Land Use Code, Chapter 23 of the Tucson Code



**June 17, 2008**

## **MIRAMONTE NEIGHBORHOOD PROGRESS ASSESSMENT**

To determine the Neighborhood's progress in meeting the goals included in this Plan, the Neighborhood Association Board is encouraged to amend its bylaws to conduct a regular assessment and document the results. Such an assessment should consider, among other issues deemed important by the Association, the following:

- A yearly record of rezoning and other development requests reviewed by the Neighborhood using the Neighborhood Plan for guidance; the Neighborhood Association Board's recommendation; and the Mayor and Council's decision.
- A yearly record of specific activities or projects undertaken to advance each goal, including, but not limited to, a brief description of the activity or project, the neighbors involved, the timeframe, people, organization, and agencies contacted for technical assistance, the resources expended (e.g., funds, labor, in-kind contributions), any major obstacles, and the outcome.

**June 17, 2008**

## **GOAL #1: NEIGHBORHOOD INFILL COMPATIBILITY**

**Promote compatible infill development within the Neighborhood.**

### **Policy 1.1**

*Preserve the character of the Neighborhood by ensuring that future land use makes a positive contribution to the Neighborhood through application of the following Neighborhood values.*

- Increased homeownership in both low and higher density development
- A diverse mix of land uses that contributes to the traditional character of the Neighborhood
- Carefully designed transitions between land uses
- Provision of functional open space in all residential zones
- A safe, attractive, and functional pedestrian environment
- Green and sustainable development (e.g., water harvesting, energy conservation, alternative energy sources, alternate modes of transportation, covered parking)
- The maximum use of native and/or drought tolerant plant materials
- Full involvement of residents and stakeholders in Neighborhood decisions



*Water Harvesting at Neighborhood Residence*

### **Strategies:**

**1.1.1** - Since the current land use code allows much greater lot coverage and density than was the norm when most construction was completed in Miramonte Neighborhood, the Neighborhood should work constructively with developers to ensure that higher density development is of high quality and that Neighborhood values (see above) are incorporated into projects. To the extent possible, ensure that the scale respects adjacent neighbors.

**1.1.2** - Work with partners, including the City of Tucson, University of Arizona, Pima County, Arizona Multi-Housing Association, and non-profit and for-profit developers to explore alternatives for the development of housing that is affordable for entry level workers, such as teachers, firefighters, police, healthcare, and childcare workers.



**Policy 1.2**

*Work with the existing development procedures to be sure that neighbors have an opportunity to be active participants in decisions that affect land use in the Neighborhood.*

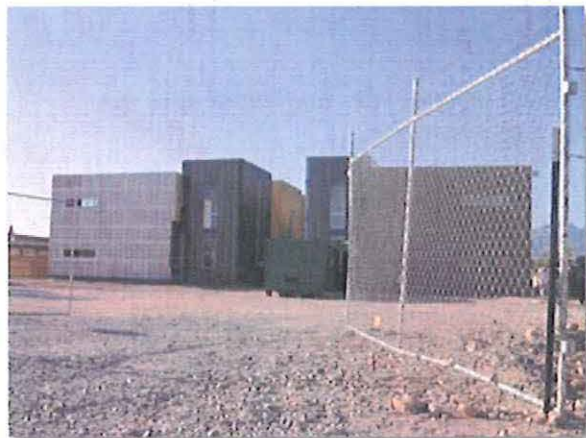
**Strategies:**

**1.2.1** - The Miramonte Neighborhood Association (in so long as it continues as a registered neighborhood association) shall be notified of any proposed Variance Application (to the City of Tucson Board of Adjustment) or of any proposed Design Development Option (DDO). The applicant should meet with the Miramonte Neighborhood Association Board for review and comment.

**1.2.2** - Neighbors should be part of the approval process for a Residential Cluster Project (RCP) or its successor. The elements of this Plan and especially the Neighborhood values (see Policy 1.1) should be included in the developer's RCP proposal where practical to ensure that new infill development is an asset to the existing Neighborhood. Conformance with these Neighborhood Plan principles, in turn, should give developers more confidence in Neighborhood support for their proposed development. Ideas contained in the Site Development Workshop Summary (Appendix D) can guide this process.



*Completed Infill Project*



*Infill Project Under Development*

**June 17, 2008**

## **GOAL #2: NEIGHBORHOOD PRESERVATION AND REHABILITATION**

**Preserve the historic/traditional character of the Neighborhood, protect the existing low-density areas of the Neighborhood, and increase owner occupancy of residences.**

### **Policy 2.1**

*Protect historic architecture of the Neighborhood.*

#### **Strategies:**

**2.1.1** - Consider historic designation through the 1950's multi-use program of the National Register of Historic Places, which establishes the possibility of protecting historic buildings from demolition. Applicable uses include residential compounds, businesses, and strip malls in addition to single-family houses and apartment buildings.

**2.1.2** - Encourage maintenance and preservation of potentially eligible structures in the Neighborhood.

**2.1.3** - Demolition of a historic property can cause an irreplaceable loss to the quality and character of the Miramonte Neighborhood. However, it is recognized that there can be circumstances beyond the control of a property owner that may result in the necessary demolition of a structure within Miramonte. These circumstances include a building that constitutes an imminent safety hazard, involves a resource whose loss does not diminish or adversely affect the integrity of the Neighborhood, or imposes an unreasonable economic hardship on its owners. It shall be the policy of the Miramonte Neighborhood Plan to protect historic buildings from demolition whenever possible.

### **Policy 2.2**

*Protect historic sites and landscapes in the Neighborhood*

#### **Strategies:**

**2.2.1** - Support a joint community-church planning process to assist in the development of a long-range plan for preservation and economic sustainability of the Benedictine Monastery as an important historic site, including preservation of the landscape buffering.



*Mature Oleander Landscaping Along Historic Benedictine Monastery Northern Boundary, Third St.*





*St. Mark's Community Garden, Third St.*

**2.2.2** - Support a joint neighborhood-church planning process with St. Mark's Presbyterian Church and Pre-School in the interest of preserving this facility as a historic site, enhancing its streetscape, reducing the heat island effect, and utilizing the community garden, basketball court, and open space that St. Mark's has been sharing with the Neighborhood.

### **Policy 2.3**

*Protect the residential character.*

#### **Strategies:**

**2.3.1** - Any requests for upward changes in zoning and for amendments to the Alvernon-Broadway Area Plan shall comply with City of Tucson Development Standards; the applicant shall make a presentation, in accordance with City of Tucson Plan Amendment Procedures, and address why the amendment is necessary; how it is consistent with the overall goals of the Plan; and how it will benefit the area. Other relevant considerations for the plan amendment proposal should also include a justification of why the amendment is consistent with (a) preservation of existing R-1 and R-2, and (b) confinement of commercial, office, and parking zones to the perimeter area as shown in Exhibit 2.

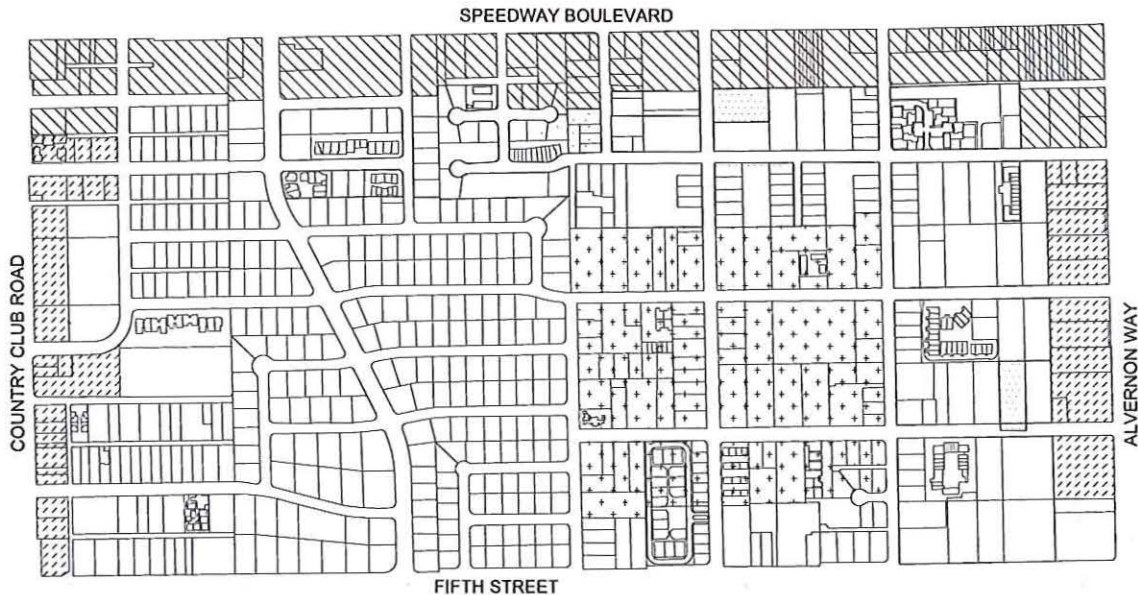
**2.3.2** - Encourage proposed development that is two-story owner-occupied units in R-3 (see Policy 1.1.).

**2.3.3** - Evaluate any variance requests for new development or redevelopment to ensure that such actions are in keeping with the Neighborhood values (see Policy 1.1), and that they preserve the surrounding residential character.

June 17, 2008

## Exhibit 2: Miramonte Neighborhood Conceptual Land Use Map

**Note:** This map is based on, and consistent with, the Alvernon-Broadway Area Plan Conceptual Land Use Map on page 21 of the City of Tucson, Alvernon-Broadway Area Plan (Adopted 1995, Amendments Aug. 1998, Oct. 1998, and Sept. 2000).



### Miramonte Neighborhood Conceptual Land Use

#### Legend

	Low Density Residential
	Medium Density Residential
	High Density Residential
	Office/High Density Residential
	Commercial/Office/High Density Residential





### GOAL #3: NEIGHBORHOOD TRANSITIONS

**Create transitions between different density residential districts and between residential and commercial districts to preserve the residential character of the Neighborhood.**

#### Policy 3.1

*Encourage good design to help make successful transitions between commercial and residential uses. (See Policy 1.1, Neighborhood Values.)*

##### Strategies:

**3.1.1** - Ensure that new commercial development facing arterials is well designed and presents a welcoming appearance and functional connectivity to the Neighborhood for pedestrians and bicycles. Provide good quality bike racks as part of this effort.

**3.1.2** - Provide ample landscape, shade trees, and screening in parking areas adjacent to residential property.

**3.1.3** - Provide appropriate access from the arterials for trucks serving the Neighborhood commercial areas. Discourage automobile and truck access into arterial commercial development from the Neighborhood side. Businesses should communicate appropriate access points to delivery drivers.



*Mature Landscaping Providing Screening for a Multi-Story Apartment on Fourth St.*

#### Policy 3.2

*Encourage good design to help make successful transitions between low density and higher density residential development. (See Policy 1.1, Neighborhood Values.)*

##### Strategies:

**3.2.1** - Encourage developers of higher density housing to step down heights and densities to the property edges.

**3.2.2** - Use extensive landscape plant materials and screening to buffer the edges of higher density residential development.

**3.2.3** - Locate on-site parking areas away from the streetscape, incorporating screening between the parking area and curb.

**June 17, 2008**

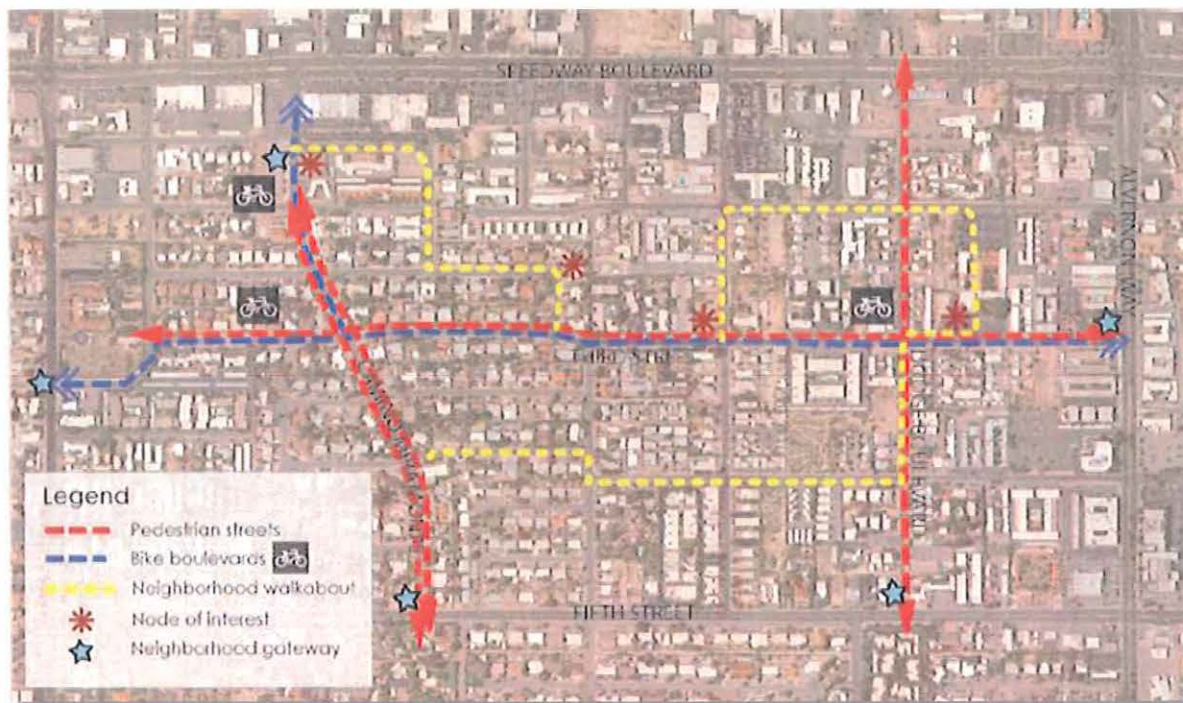
## **GOAL #4: NEIGHBORHOOD INFRASTRUCTURE ENHANCEMENT**

**Enhance the beauty and quality of life for Neighborhood residents by increasing public amenities and creating a safe and enjoyable living environment.**

### **Policy 4.1**

*Protect, utilize, and improve public landscape and streetscape enhancements with a focus on vegetation, including shade trees, neighborhood edges and nodes, and traffic calming.*

### **Exhibit 3: Preliminary Landscape Concept**



**Source:** Appendix E, Miramonte Neighborhood Preliminary Physical Plan

### **Strategies:**

**4.1.1** - In the summer and fall of 2006, the Neighborhood worked with the landscape design professional staff of the Drachman Institute to develop a preliminary, illustrative landscape and streetscape master plan for the Neighborhood (Appendix E). Exhibit 3 presents a drawing of the preliminary landscape concept. Utilize the preliminary concepts in the master plan as a starting point for a series of public right-of-way improvements implemented by public agencies through public funds. The preliminary concepts include, but are not limited to:



- Neighborhood entry features (gateways) at appropriate locations, such as Camino Miramonte/First Street, Camino Miramonte/Fifth Street, Third Street/Country Club Road, Third Street/Alvernon Way, and Dodge Boulevard/Fifth Street
- Nodes with benches and shade
- Good drainage and water-management, including water-harvesting and reclaimed water for irrigation
- Walkways with a variety of character, with priority to the completion of ADA compliant sidewalks on the north side of Fifth Street
- Pedestrian-level lighting
- Bike racks, trash cans, and benches at Sun Tran bus stops
- Safe interfaces and separations among pedestrians, bicycles, and vehicles
- Pedestrian crosswalks at appropriate locations
- Screening of unattractive urban landscape elements (e.g., trash; dumpsters; meters, such as water and gas meters)
- Buffers for noise mitigation
- Shade
- Varied landscape design themes (working in conjunction with Trees for Tucson) that enhance the Neighborhood character and are compatible with the nature theme in Miramonte Park.
- Traffic calming elements, such as bump-outs and visual narrowing with landscape
- Enforcement of parking regulations to preserve the right-of-way for pedestrian use
- Appropriately screened and landscaped areas to conceal front yard parking



*Family Pushes Strollers Along Terra Alta*

**4.1.2** - At the 2007 Miramonte Neighborhood Association Annual Meeting, attendees prioritized possible infrastructure improvements requiring funding. Traffic mitigation and walking paths were selected as most desired. Attendees also prioritized the streets for improvement as presented in Appendix F. Camino Miramonte was indicated as the first priority and Third Street as the second priority.

Improvements for Camino Miramonte suggested through the Neighborhood's participation in developing the preliminary, illustrative landscape and streetscape master plan described in Strategy 4.1.1 include, but are not limited to:

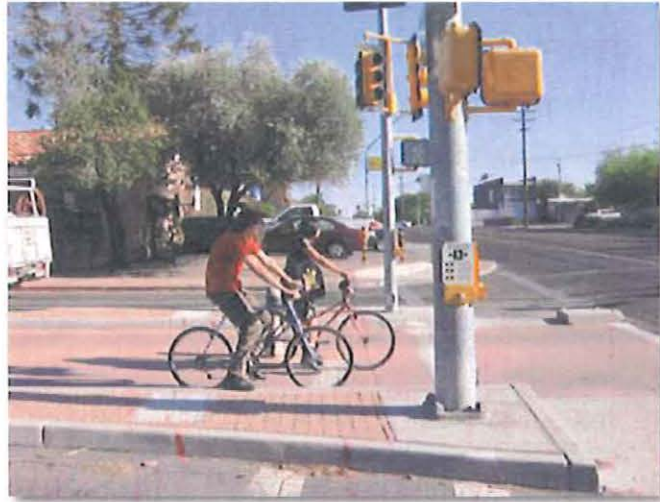
- Traffic calming techniques to discourage through traffic

**June 17, 2008**

- Improved intersection with Third Street for safety and convenience of bicyclists and pedestrians
- Improved intersection with the El Rancho parking lot for traffic safety
- Walking paths in the existing right-of-way
- Landscaping utilizing water harvesting to provide shade on the walking paths
- Neighborhood signage/gateways at Camino Miramonte/First Street and Camino Miramonte/Fifth Street

Improvements for Third Street suggested through the Neighborhood's participation in developing the preliminary, illustrative landscape and streetscape master plan described in Strategy 4.1.1 include, but are not limited to:

- Continuous sidewalks to protect pedestrians from vehicles and bicycles
- Enforcement of lights on bicycles after dark
- Street lighting
- Neighborhood signage (gateways) at Third Street/Country Club Road and Third Street/Alvernon Way
- Plantings utilizing water harvesting to continue the nature theme of Miramonte Park
- Assessment of the flooding of the area between Richey Boulevard and Dodge Boulevard



*Signalized Third St. Bicycle Crossing at Country Club Rd.*

**4.1.3 - Pursue a creative funding approach for infrastructure enhancements using various neighborhood and public infrastructure improvement funding sources, such as City of Tucson Back to Basics funds, Pima County Neighborhood Reinvestment funds, Regional Transportation Authority (RTA) funds, Highway User Revenue Funds (HURF), Federal Transportation Enhancement funds, or other dedicated transportation dollars. Work with the City of Tucson Department of Transportation, City of Tucson Ward Six Council Office, Pima County, the Regional Transportation Authority, the University of Arizona, and other entities in pursuing the previously mentioned funding sources and/or in identifying other appropriate funding sources for detailed planning, design, and implementation of the landscape and streetscape master plan concepts.**

**4.1.4 - Assist property owners in the design of their individual landscapes through workshops, how-to booklets, and technical assistance programs.**

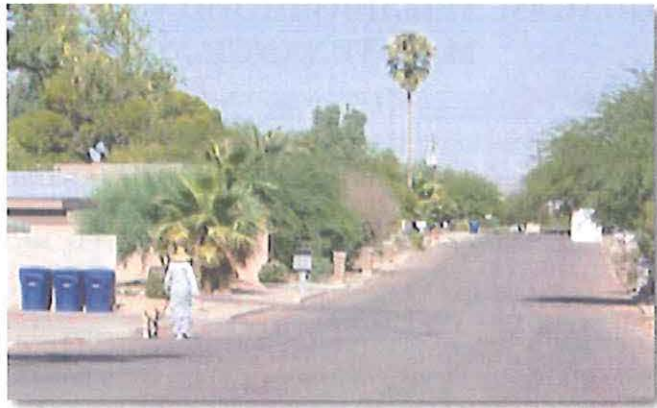


**Policy 4.2**

*Make the Neighborhood more attractive by mitigating clutter and unattractive visual elements.*

**Strategies:**

**4.2.1** - Pursue having utilities put underground, leaving an unobstructed view of the sky and the mountains. Talk with Tucson Electric Power Company about opportunities for the Neighborhood to have underground electric lines.



*Neighborhood Views Often Include Unscreened Trash Containers and Overhead Utilities*

**4.2.2** - Set up a committee to research screening techniques that would be compatible with the Neighborhood, appropriate for different sized trash containers, and acceptable to the City of Tucson Department of Solid Waste. Through mailings, workshops, and other informational techniques, promote the use of such screening techniques. Work to eliminate over-sized dumpsters and to screen all dumpsters and trash collection containers.

**June 17, 2008**

**GOAL #5: NEIGHBORHOOD SAFETY AND PROPERTY  
MAINTENANCE**

**Protect the safety of all Neighborhood residents and maintain the  
attractiveness of the Neighborhood with the support of the City of Tucson.**

**Policy 5.1**

*Support a plan for neighborhood crime prevention that is developed in coordination with the Ward Six Council Office and the City of Tucson Police Department.*

**Strategies:**

**5.1.1** - Work with the Ward Six Council Office, the City of Tucson Police Department, and the University of Arizona Campus Police, to determine the locations and types of crime occurring in the Neighborhood.

**5.1.2** – Disseminate information about crime incidents through neighborhood communication networks.

**5.1.3** - Encourage Neighborhood Watch Groups and participation in the Crime Free Multi-Housing Program. Encourage the use by landlords of the crime-free residents' lease addendum.

**5.1.4** - Request increased police presence (bicycles or cruisers) in the Neighborhood.

**5.1.5** – Encourage lighting and appropriate landscaping for visibility, as well as safe by design techniques

**Policy 5.2**

*Promote the safety and beauty of the Neighborhood through consistent maintenance of public and private property.*

**Strategies:**

**5.2.1** - Develop strategies to improve compliance with the City of Tucson "Neighborhood Preservation Ordinance," which was enacted in 2003 to establish minimum standards for the maintenance of all residential and nonresidential buildings and property.

**5.2.2** - Distribute appropriate information to residents and landlords regarding the 2003 City of Tucson's "Neighborhood Preservation Ordinance" through newsletters and the "Welcome to Miramonte Neighborhood" brochure for new neighbors.



## GOAL #6: NEIGHBORHOOD INVOLVEMENT OPPORTUNITIES

**Fully involve all residents and stakeholders in Neighborhood governance and citizen participation, with the support of the City of Tucson, to ensure the success of Neighborhood programs, activities, and improvements.**

### Policy 6.1

*Promote the involvement of residents, non-profits, businesses, landlords, and organizations in the governance and activities of the Neighborhood.*

#### Strategies:

**6.1.1** - Encourage Neighborhood volunteers to seek appointments to various City and County Committees and to become educated in issues of importance to the Neighborhood.

**6.1.2** - Encourage communication among interest groups within the Neighborhood, such as the apartment owners/managers and business owners/managers, to explore how they could become more actively involved in the Neighborhood.

**6.1.3** - Increase involvement in existing Miramonte Neighborhood Association activities, including membership on the Board, participation in MNAction, and monitoring Miramonte Park.

**6.1.4** - Initiate and continue Neighborhood betterment activities, such as Neighborhood clean-up days, Neighborhood yard sales, Neighborhood Watch Group, Benedictine Monastery Preservation Group, and Neighborhood Care (enabling senior citizens to remain in their homes).



*Neighbors Use Miramonte Park to Meet*

**6.1.5** - Plan special events at Miramonte Park, such as the family Halloween Party, Take-Back-the-Night Celebration, and other holiday festivities.

**6.1.6** - Develop and promote additional Neighborhood amenities, such as St. Mark's basketball court, open grounds, and community garden plots.

**6.1.7** - Consult with PRO Neighborhoods or other non-profits to develop ideas to involve renters in the life of the Neighborhood.

**6.1.8** - Work constructively with other Neighborhood Associations for the betterment of the entire community.

May 2008

# Miramonte Neighborhood Plan

## *Appendices A - F*

*(Please click on bookmarks  
to the left)*