

Barrio Kroeger Lane

Preliminary Neighborhood Planning

Tucson, Arizona
Draft - May 6, 2009



The Drachman Institute
College of Architecture and Landscape Architecture
THE UNIVERSITY OF ARIZONA · TUCSON, ARIZONA



Acknowledgements

Carlos Ochoa, President, Kroeger Lane Neighborhood Association
Margaret Ward, Secretary, Kroeger Lane Neighborhood Association
The residents of Kroeger Lane Neighborhood
Mac Hudson, Council Aide, City of Tucson Ward 1
Regina Romero, Vice Mayor, City of Tucson (Ward 1 Council Office)
Andrea Altamirano, Staff Assistant, Pima County District 5
Richard Elias, Chairperson, Pima County Board of Supervisors (District 5)
Kendall Kroesen, Tucson Audubon Society
Paul Green, Tucson Audubon Society

Draft - May 7, 2009

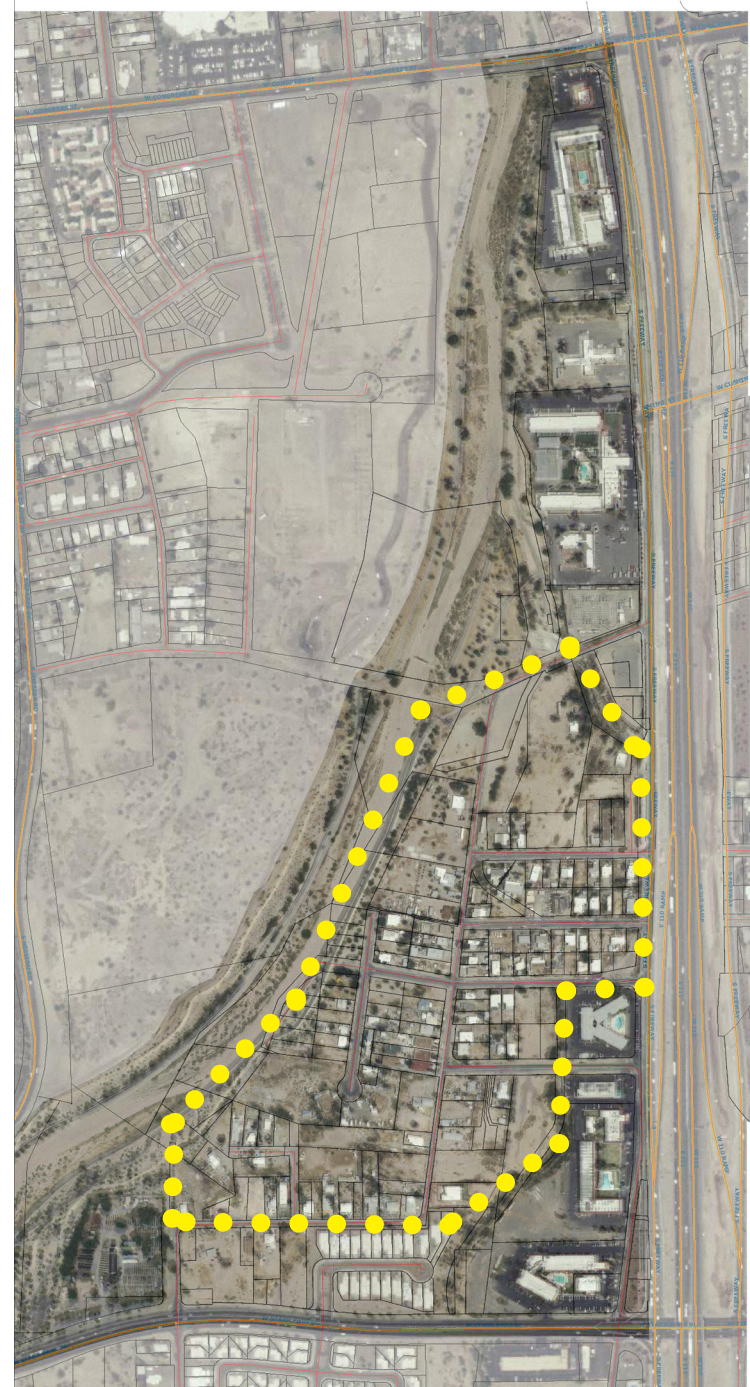


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Introduction

The Tucson neighborhood of Barrio Kroeger Lane requested assistance from the Drachman Institute in the Spring of 2008. Surrounding development is causing the neighborhood to become increasingly at risk and potentially isolated. An assessment of the area's opportunities and constraints was called for. Key neighborhood concerns include: preservation of neighborhood character and identity, housing issues, and barrio ecology. Residents would like to see: street, sidewalk and other infrastructure improvements; additional park space and amenities; neighborhood events and activities; appropriate infill and overall neighborhood beautification.

Barrio Kroeger Lane (as a neighborhood association) is formally bounded on the south by 21st Street, on the north by Simpson Street, on the east by the I-10 frontage road businesses, and on the west by the Santa Cruz River.



Neighborhood Policy Goals

From Barrio Kroeger Lane's Neighborhood Workshop:

1. Preserve the rural and residential character of the neighborhood.
2. Preserve rural open space.
3. Protect the neighborhood from gentrification.
4. Encourage a sustainable neighborhood future: socially, across generations, and environmentally.
5. Create connections to other neighborhoods and City context.
6. Improve community services and infrastructure.
7. Encourage activities and design elements that promote the identity/creativity of the neighborhood.
8. Ensure that Rio Nuevo is an asset, not a threat.



Neighborhood Objectives

From January, 2009 Barrio Kroeger Lane Neighborhood meeting:

1. Improve infrastructure: bike lanes, connectivity, streets, sidewalks, sewage, etc.
2. Create better neighborhood connectivity: mobility, public transportation, information and representation.
3. Understand Rio Nuevo and its impacts on the neighborhood.
4. Promote and demonstrate sustainable principles.
5. Create social events that encourage interactions across generations and families.
6. Improve community resources: meeting places, gardens, open space, workshops, etc.
7. Have design elements within the neighborhood that represent its character/identity.
8. Examine affordable housing and affordable rehabilitation options for the neighborhood.
9. Preserve the rural, ranch-like quality of the neighborhood.
10. Understand the existing neighborhood plan and how it relates to today.
11. Look at vacant lot ownership and its potential for development.



Vacant Land



Data source: Pima County Assessor's Records,
November 2008. <http://www.dot.co.pima.az.us/gis/maps/mapguide/>



There is an abundance of undeveloped, vacant land within the neighborhood. These open lots contribute to the rural character of the neighborhood and have value as wildlife habitat. However, it also makes the neighborhood vulnerable to infill that may not be compatible with Kroeger Lane's rural character.



City-Owned Land



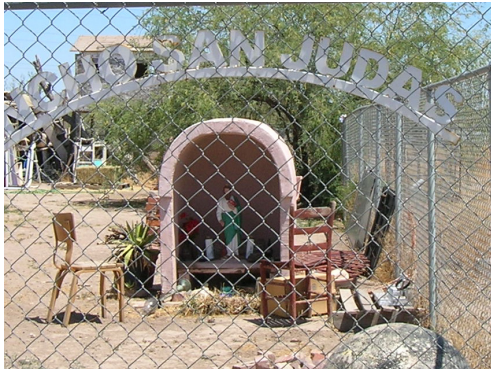
Data source: Pima County Assessor's Records, November 2008. <http://www.dot.co.pima.az.us/gis/maps/mapguide/>



Several parcels within Barrio Kroeger Lane have been acquired by the City of Tucson. Some of these parcels provide an opportunity for additional open space for the neighborhood, a land use compatible with flood-prone property. Neighbors have expressed an interest in establishing a community garden and expanding Verdugo Park. Other lots owned by the City of Tucson that are not flood-prone provide affordable housing infill opportunities.

Neighborhood Character

Barrio Kroeger Lane is defined by narrow winding streets and an eclectic mix of architecture and landscape styles, densities, outdoor living areas and open spaces.



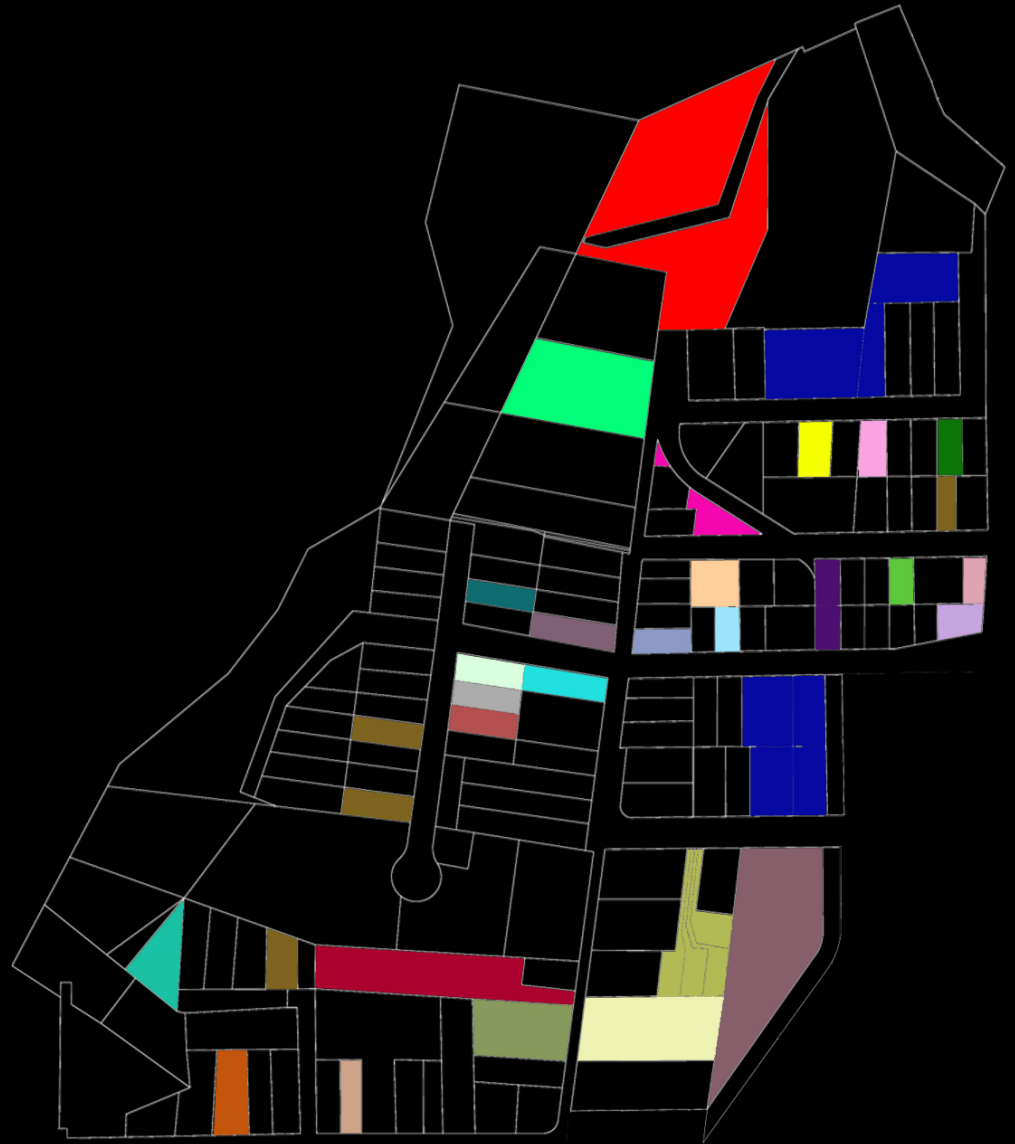
Land Ownership

Owners of two or more parcels

Data source: Pima County Assessor's Records, November 2008.
<http://www.dot.co.pima.az.us/gis/maps/mapguide/>

key

- Bonanza Sports Trading Enterprises Inc.
- Dobson, Edward Bustillos and Guadalupe G.
- Dumdey-Bartelsen, Elizabeth Webb
- Flores, Catalina and Flores, Amalia A.
- Gomez, Irene Ann
- Hoefflin, Brent
- Jamison, Daryl P.
- Mawret LLC.
- Mendez, Ruben and Barbara
- Miranda, Maria Clarissa
- MPK and Associates LLC.
- Padilla, Manuel S.
- Reynoza, Arturo and Carmen V.
- Rodriguez, George E. and Blanch Z.
- Rojo, Martin R. and Myriam J.
- Romero, Alexander
- Rosales, Sonia Lorena
- Ruiz, Mary Grace
- Sanchez, Lawrence I and Mary Louise and Sanchez Charles O
- Santa Maria Barbara Catalan
- Sardina, Carmen
- Somers, Victor G.
- Verdugo, Lydia Lespron and Maria Annette
- Walsh, Edward and Marjorie and Colunga, Eva
- Herrera, Jose P.
- Hickman, Donald and Maria
- Cheng Holdings Limited Partnership
- City of Tucson
- Junior Village LLC.



Development By Decade

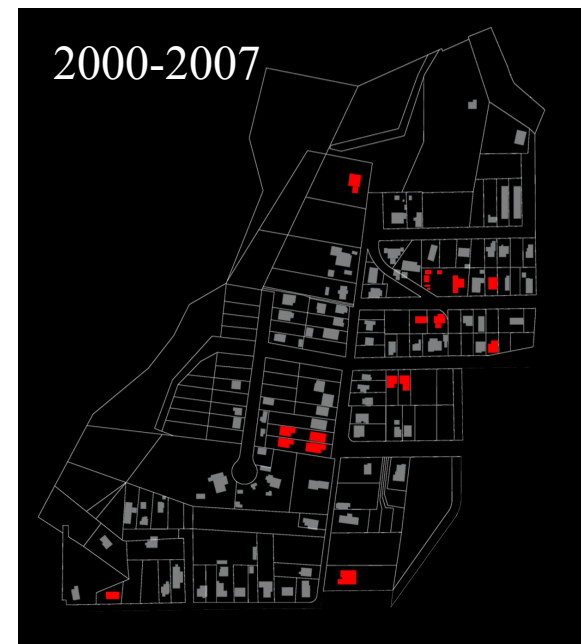
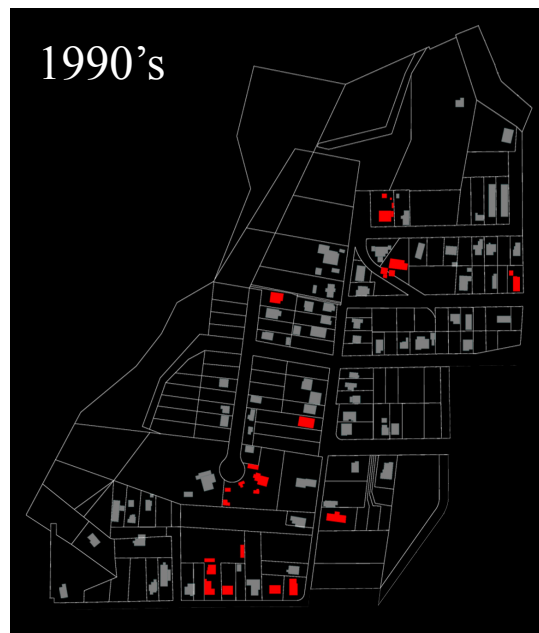
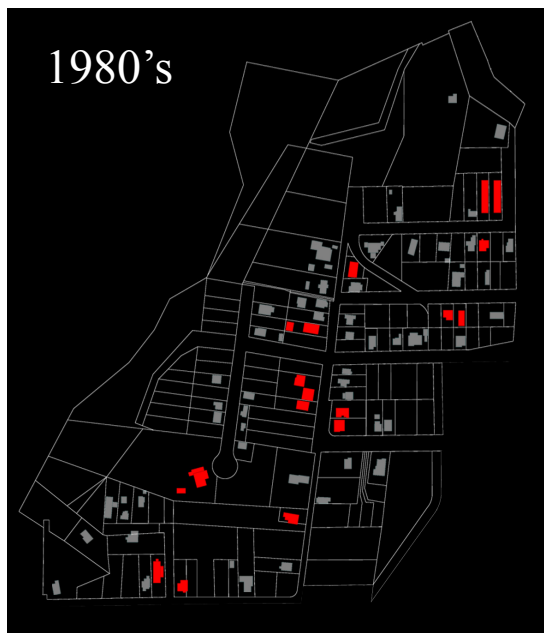
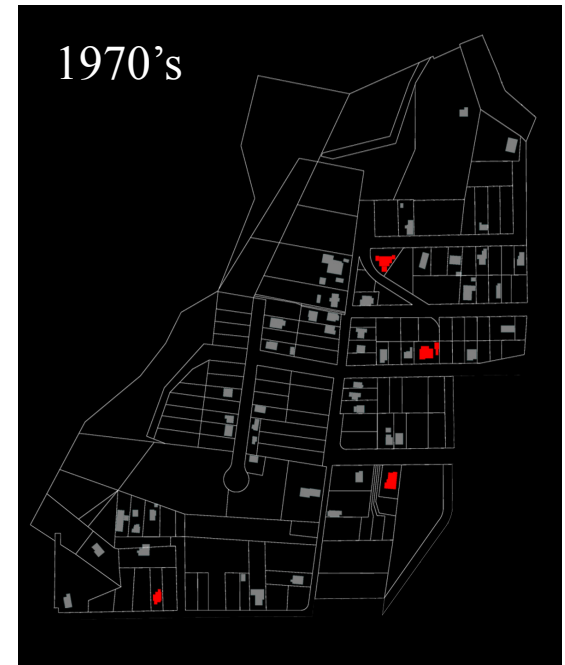
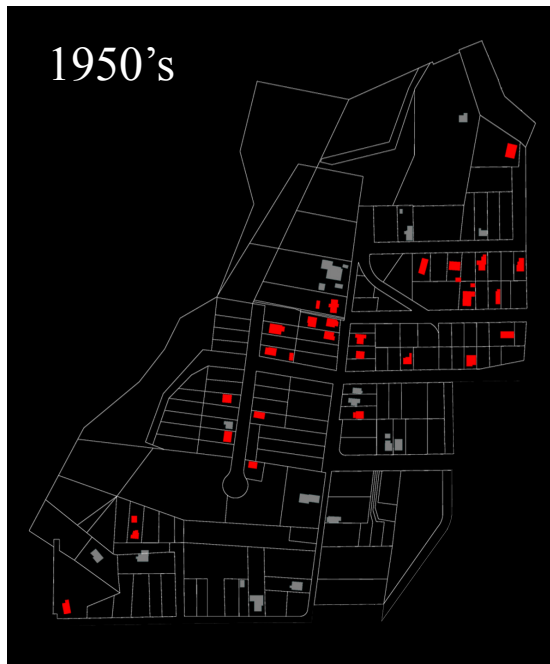


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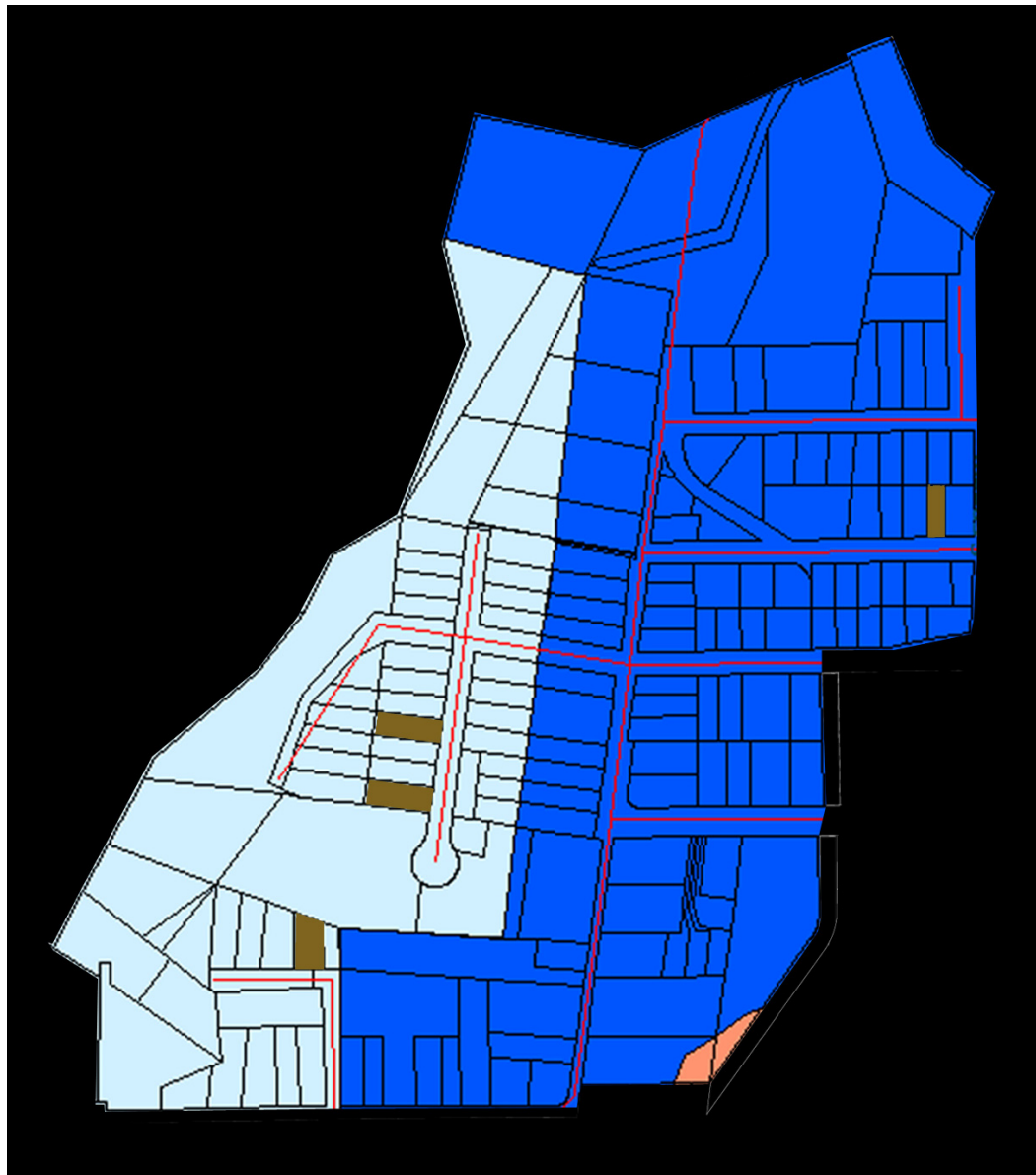
- existing development by decade
- new development by decade

Data source: Pima County Assessor's Records, November 2008.
<http://www.dot.co.pima.az.us/gis/maps/mapguide/>

These graphics indicate that development has occurred fairly equally across the last several decades, with no one time period experiencing a large building boom. There are a significant number of older homes in the neighborhood that may or may not be in need of rehabilitation and/or repair.






Zoning



Barrio Kroeger is a mix of low density and medium density residential zoning. This has helped define the character of the neighborhood, especially the rural character on the neighborhood's west side.

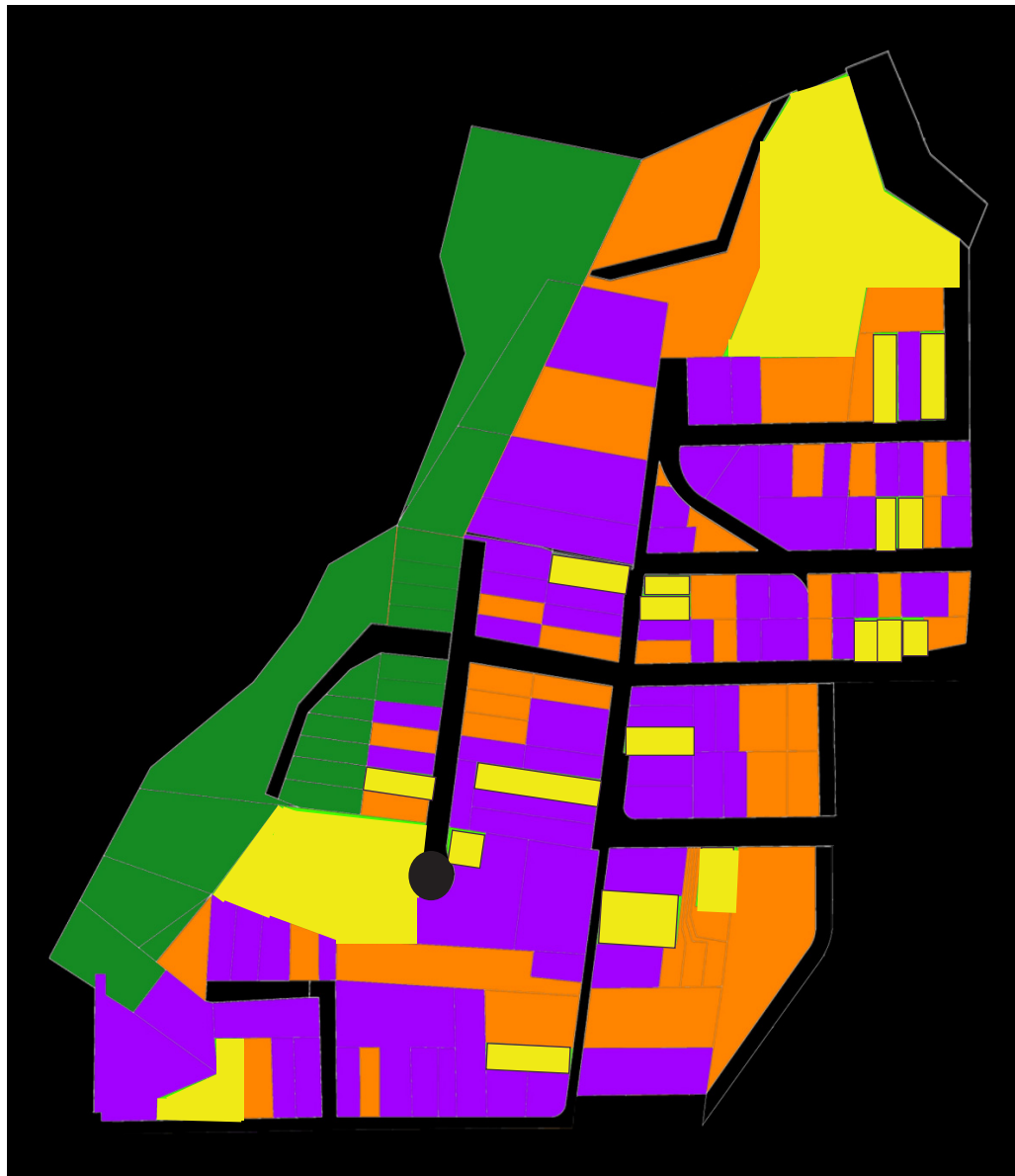
key

-  R-1 Zoning
-  R-2 Zoning
-  City of Tucson (4 properties)

Data source: Pima County Assessor's Records, November 2008.

<http://www.dot.co.pima.az.us/gis/maps/mapguide/>

Owner Occupied and Rental Property



The neighborhood contains a mix of owner occupied and rental units, with a buffer of open space along the Santa Cruz River to the west. There is a large amount of vacant land, which is both an opportunity and a threat, depending on the character of infill development.

key

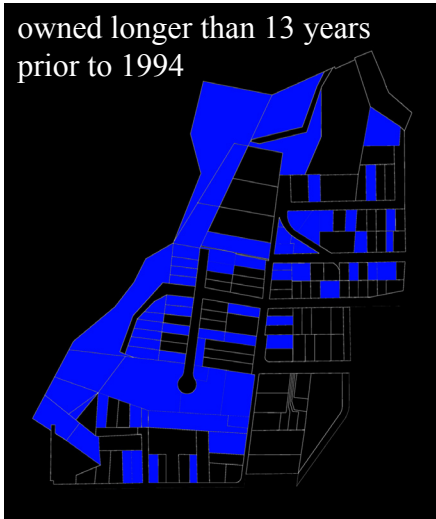
- Owner Occupied
- Renter Occupied
- Vacant
- Open Space

Data source: Pima County Assessor's Records, November 2008.
<http://www.dot.co.pima.az.us/gis/maps/mapguide/>

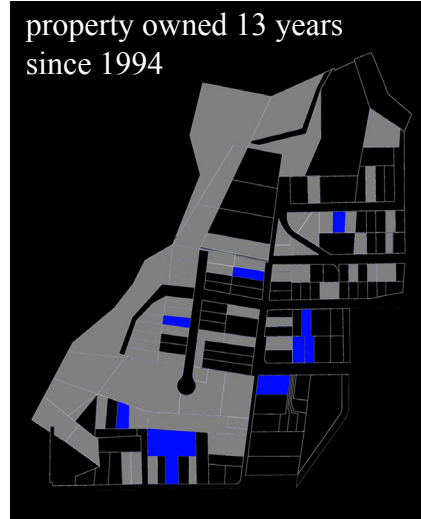
Land Tenure

Much of the land within Barrio Kroeger has been owned continuously by the same family for many years. Compared to high population mobility throughout Tucson, this neighborhood has a stable resident base.

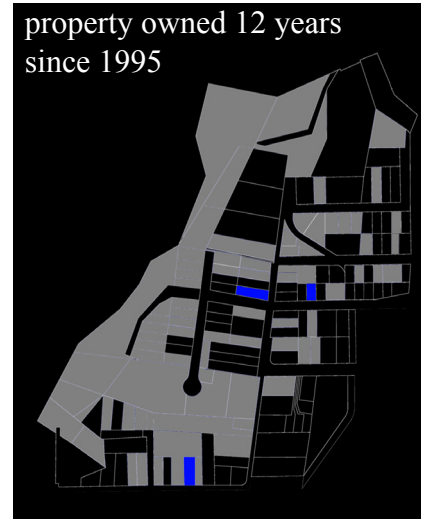
owned longer than 13 years
prior to 1994



property owned 13 years
since 1994



property owned 12 years
since 1995



property owned 11 years
since 1996



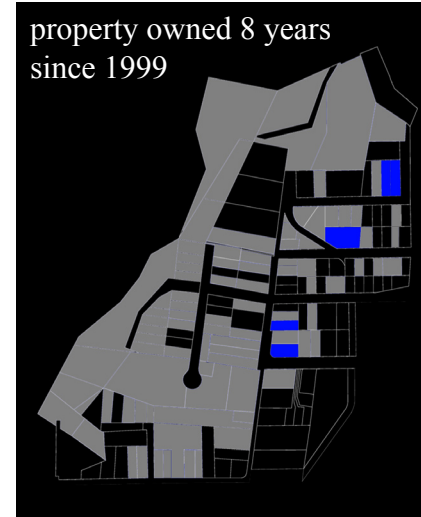
property owned 10 years
since 1997



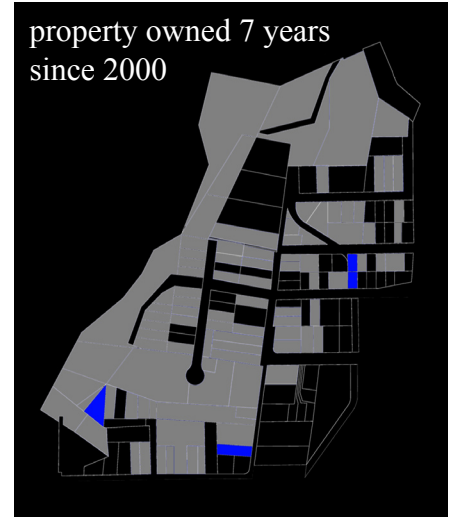
property owned 9 years
since 1998

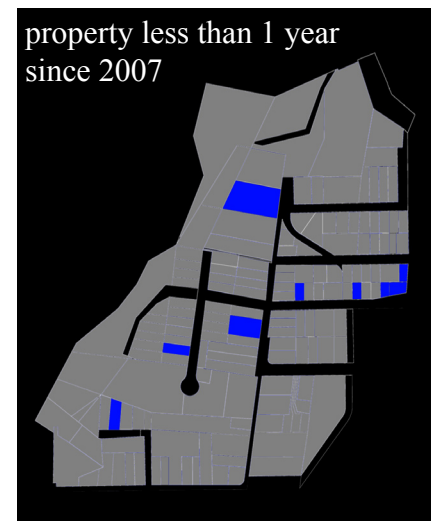
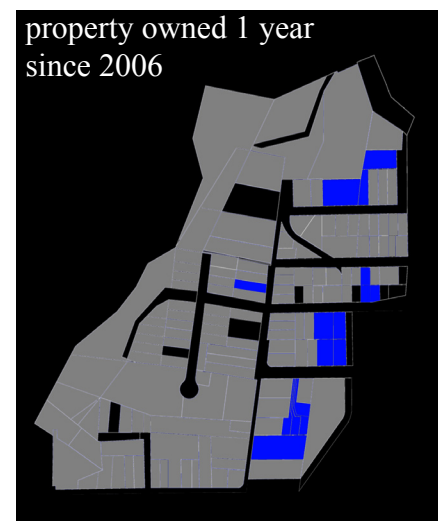
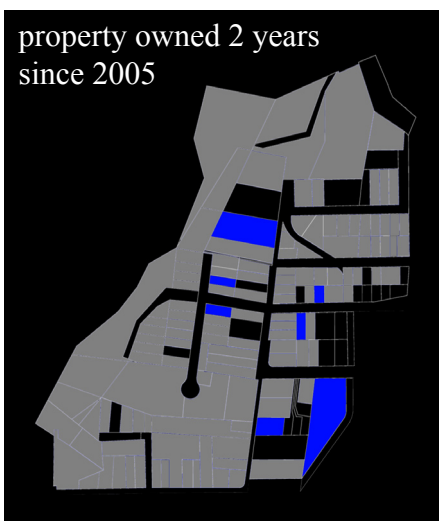
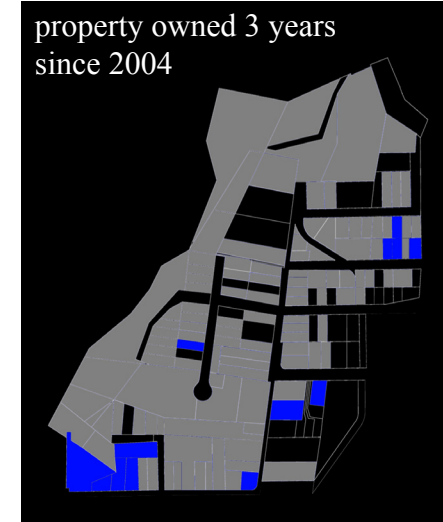
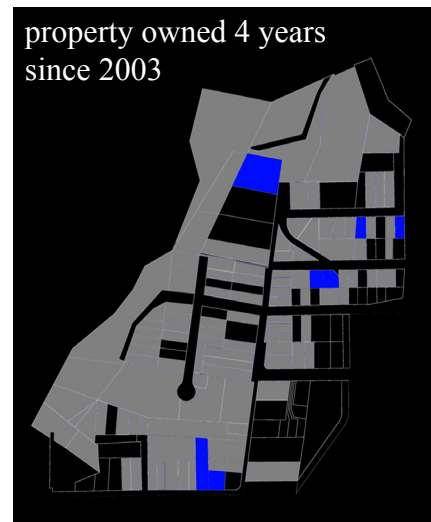


property owned 8 years
since 1999

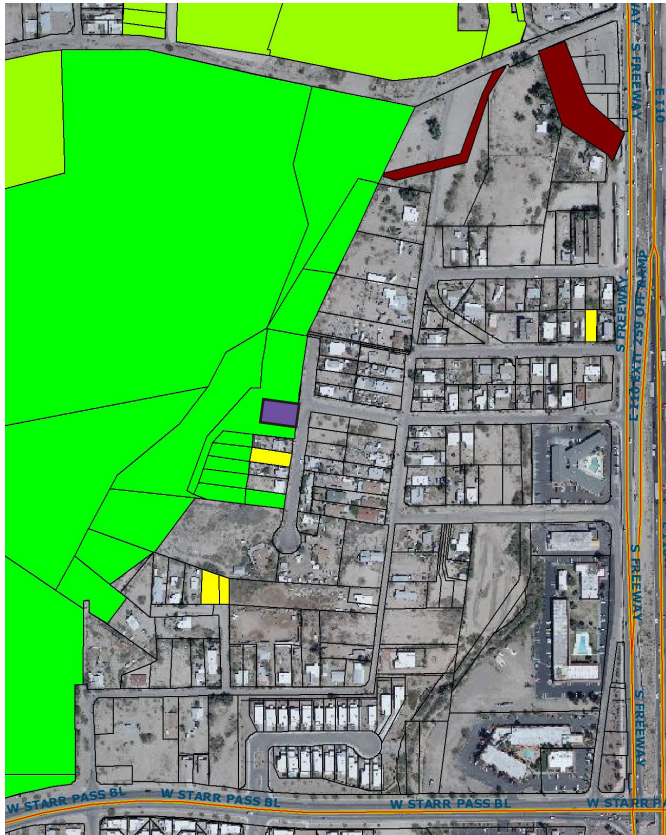


property owned 7 years
since 2000





Data source: Pima County Assessor's Records, November 2008.
<http://www.dot.co.pima.az.us/gis/maps/mapguide/>



<http://www.dot.co.pima.az.us/gis/maps/mapguide/>

City-Owned Property

- Parks
- Surplus
- Drainage
- Rio Nuevo
- Verdugo Park

Santa Cruz River Park



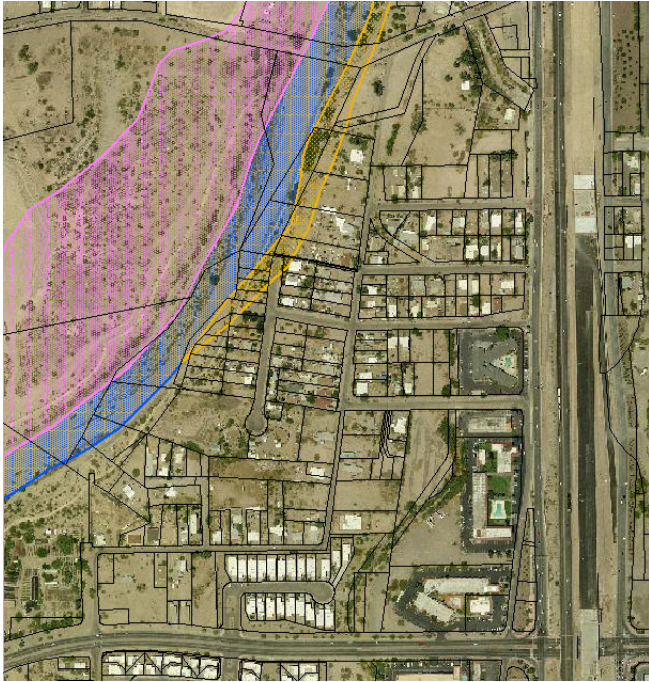
Barrio Kroeger Lane is adjacent the to Santa Cruz River Park, a multi-use trail and linear park that extends from Grant Road on the north to 29th Street on the south. It provides numerous amenities at close proximity including ADA-accessible facilities, drinking fountains, equestrian access, exercise stations, historic sites, restrooms, and wildlife viewing.

Verdugo Park




Verdugo Park is a wonderful community amenity (R). Looking south along Verdugo Avenue (L), the proposed expansion area for Verdugo Park. A ramada and group picnic facilities are planned for this area.



Riparian Habitat



<http://www.dot.co.pima.az.us/gis/maps/mapguide/>

-  Hydro-semi-riparian
-  Xeroriparian C
-  Xeroriparian D

Riparian habitat is essential for many native bird species. The proximity of the neighborhood to the Santa Cruz River provides a valuable opportunity to expand habitat within the neighborhood through the use of bird-friendly native plant species. The Tucson Audubon Society is working with residents to improve and expand wildlife habitat within the Barrio Kroeger Lane neighborhood through its “Together Green” project. See page 24 for more information.



Washes



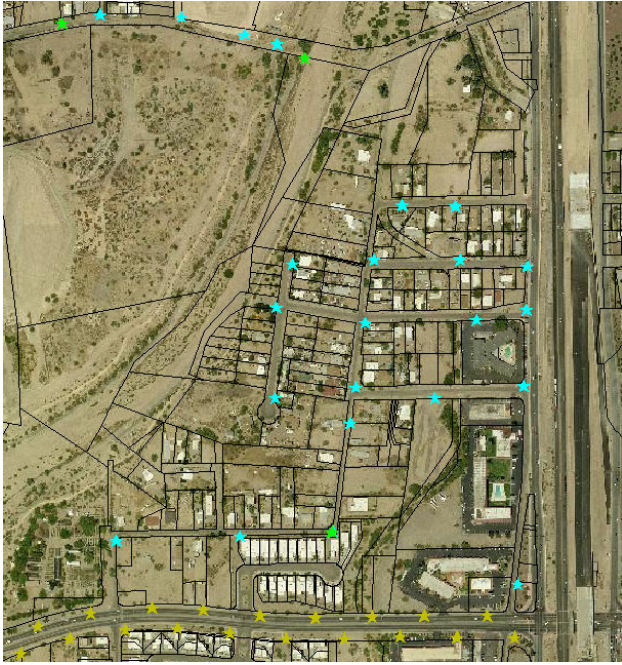
<http://www.dot.co.pima.az.us/gis/maps/mapguide/>

The neighborhood lies along the east bank of the Santa Cruz River. Two wash remnants cross the neighborhood, often causing localized flooding.

Sections of these washes could have increased function as corridors for both wildlife and neighbors, creating more park-like open space.



Lighting



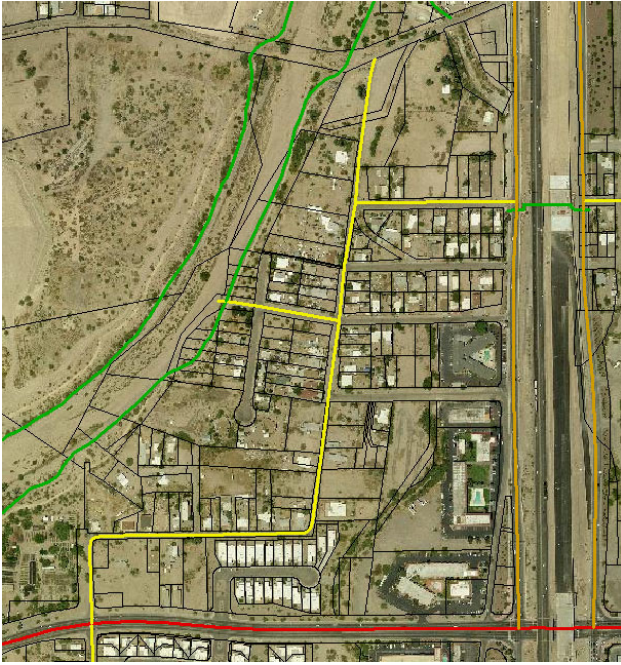
<http://www.dot.co.pima.az.us/gis/maps/mapguide/>

Street lights (in blue) exist throughout most of Barrio Kroeger Lane.



Typical light located at the corner of Kroeger Lane and 19th Street.

Bike Routes



<http://www.dot.co.pima.az.us/gis/maps/mapguide/>

- bike route
- bike route with striped shoulder
- bike route with paved shoulder
- separate use path



Santa Cruz River Park multi-use pathway is adjacent to Barrio Kroeger Lane.

There are several bicycle routes in and adjacent to the neighborhood. The Santa Cruz River Path is an outstanding bikeway and the new 18th Street underpass will provide excellent bicycle access, connecting downtown to the Santa Cruz River Park, and the neighborhood to downtown. Kroeger Lane's connection to these bicycle amenities needs to be improved.

18th Street has great potential as a bicycle boulevard. Prioritizing cyclists over cars would encourage bicycle riders of all ages to use the route while calming local automobile traffic.

Bus Routes



<http://www.dot.co.pima.az.us/gis/maps/mapguide/>



Currently, the neighborhood's access to public transit is limited. While there is a bus route adjacent to the neighborhood along the southbound and northbound frontage roads, there are no bus stops in the area. The neighborhood would like to improve access to bus transportation with additional routes and bus stops adjacent to the neighborhood, either along the frontage road or Starr Pass Boulevard.

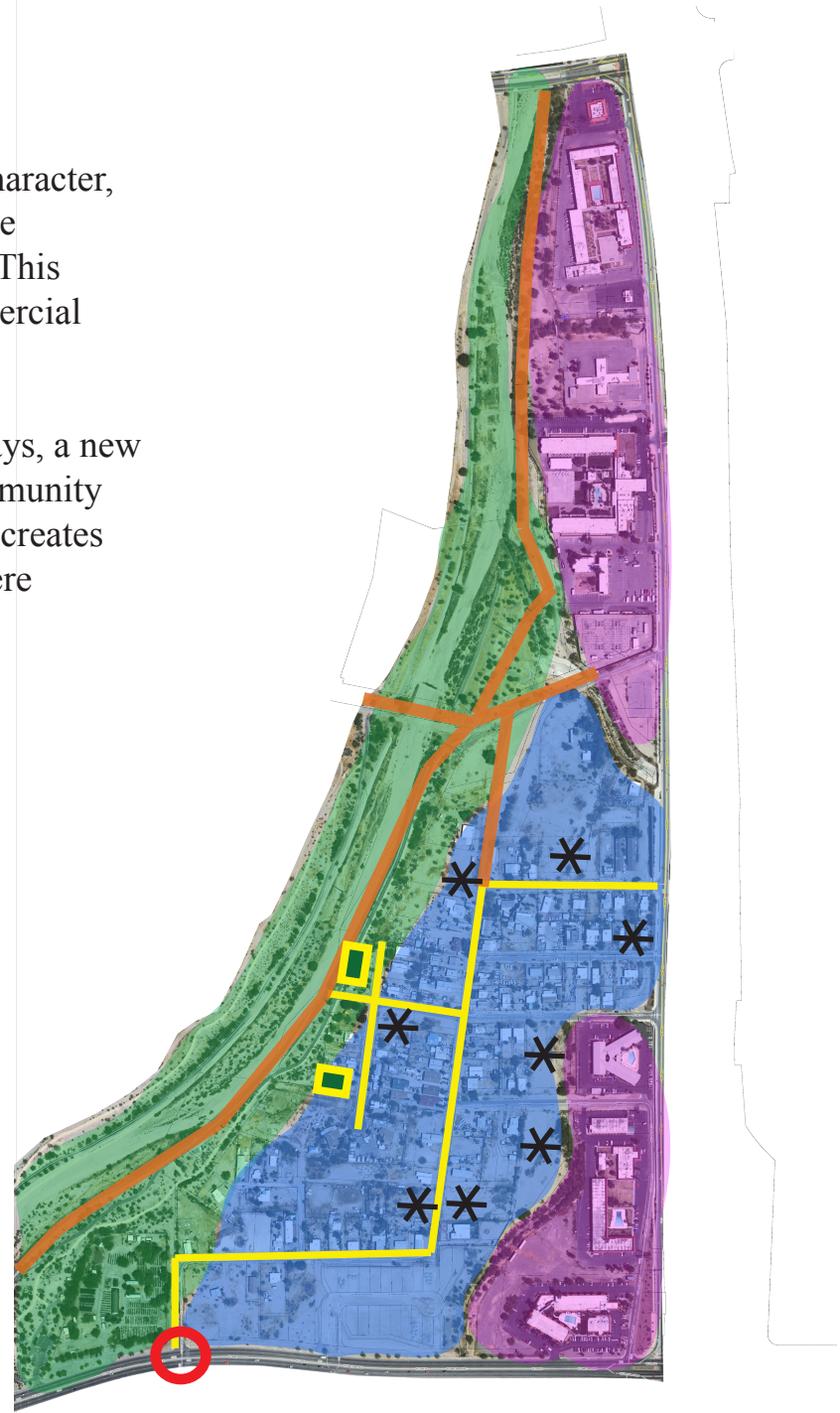
Design and Planning Proposals



Concept Plan

Barrio Kroeger Lane's stated goals are to preserve its rural character, improve mobility and connectivity both within and around the neighborhood, and to promote sustainable living principles. This concept diagram preserves open space, residential and commercial uses within and around the neighborhood.

Through a series of green streets, expanded multi-use pathways, a new hawk crossing at Starr Pass and Santa Cruz Lane, a new community garden and an expansion of Verdugo Park, the neighborhood creates a safe and enjoyable pedestrian and bicycle environment where neighbors of all ages can socialize and recreate.



Tucson Audubon Society's "Together Green" Program



In the Spring of 2008, the Tucson Audubon Society brought its expertise in bird conservation, habitat restoration and environmental education to Barrio Kroeger Lane. Tucson Audubon meets regularly with neighbors to develop a neighborhood landscaping plan, locations for demonstration projects, and a list of homeowners who want to participate in Together Green. Tucson Audubon brings urban conservation to the neighborhood by integrating rainwater harvesting with native vegetation. Community spaces are designed and developed to support native birds by providing food, shelter, and nesting opportunities in an effort to slow the decline of some of our native birds and other wildlife that are of conservation concern.



The right-of-way along 19th Street, between Kroeger Lane and Verdugo Avenue, is targeted for landscape enhancements by the neighborhood and the Audubon's Together Green program.



An example of a wildlife-friendly native garden.



Hawk Crossing at 22nd Street & Kroeger Lane

A hawk crossing at Santa Cruz Lane across Starr Pass/22nd Street would provide a safe and essential connection to the Santa Cruz Neighborhood. A desire for this connection has been expressed at several neighborhood meetings.



An example of a hawk crossing on Speedway between Tucson Blvd. and Campbell.



Location of proposed hawk crossing at Santa Cruz Lane and Starr Pass.



Green Street



After: A “green” 18th Street, with water harvesting native street trees and shrubs planted in the right-of-way, defining a pedestrian and bicycle friendly roadway.



Before: 18th Street looking east toward the new I-10 underpass.

The proposed network of green streets consists of 18th Street, Kroeger Lane, 19th Street, Verdugo Avenue, 21st Street and Santa Cruz Lane.



Community Garden



After: A community garden along the west bank of the Santa Cruz River Park includes a great view of A Mountain.



Before: A City-owned parcel on Verdugo Avenue, looking west toward the Santa Cruz River.



Verdugo Park Expansion



After: A ramada, barbecue facilities, picnic table and additional native trees are planned for the Verdugo Park expansion, located to the north of the Verdugo Park playground, across 19th Street.



Before: The northwest corner of 19th Street and Verdugo Avenue.



Equestrian Trail



After: A multi-use equestrian trail connecting to the Santa Cruz River Park helps reinforces the rural character of Barrio Kroeger Lane and creates a valuable amenity for neighbors.



This large parcel of city-owned land serves no purpose at present.



Before: This large tract of land could provide usable and valuable park or open space for the neighborhood.



Community Events/Traditions

Neighbors have expressed an interest in establishing their own celebration or annual social event. Here are two examples of local neighborhood traditions.



Fiesta Grande - Barrio Hollywood

Grande Avenue, from St. Mary's to Speedway, closes one weekend each spring for a celebration of Barrio Hollywood's culture and history with a parade, live music and performances, salsa dancers, a classic car show, carnival rides, great food and beer! Funds raised during Fiesta Grande support the activities of the Barrio Hollywood Neighborhood Association, including scholarships for neighborhood students, community activities and programs at El Rio Neighborhood Center and local churches, and assistance for the elderly.



San Juan Day - Barrio San Antonio

In early June Barrio San Antonio holds its annual neighborhood fiesta, a day long event that begins with a sunrise mass at San Antonio Park, followed by a Mexican breakfast served outdoors in a neighbor's yard. The evenings festivities get underway around sundown at San Antonio Park and feature a grand potluck feast, a live band, dancing and later, after much anticipation by children and adults alike, an elaborate cakewalk followed by several pinatas. There is much celebration and enjoyment for all.

Conservation Easements

A possible strategy for preserving open space and neighborhood character in Barrio Kroeger Lane may be the use of conservation easements. A conservation easement is a voluntary, legally binding agreement that limits certain types of uses or prevents development from taking place on a piece of property now and in the future, while protecting the property's ecological or open-space values.

A landowner sells or donates certain property rights, i.e. the right to subdivide or develop the property. For example, an owner of a large historically rural lot may choose to permanently give up the right to future development on this lot in exchange for a cash payment now. A private organization or public agency agrees to hold the right to enforce the promise or easement. The easement selectively targets only those rights necessary to protect specific conservation values. The land remains in private ownership, with the remainder of the rights intact. A conservation easement is legally binding, whether the property is sold or passed on to heirs. Because use is permanently restricted, land subject to a conservation easement may be worth less on the open market than comparable unrestricted and developable parcels. Sometimes conservation easements will enable the landowner to qualify for tax benefits in compliance with Internal Revenue Service rules.

The Nature Conservancy has been using conservation easements for over four decades, affording landscapes better protection than could be accomplished through outright purchase.



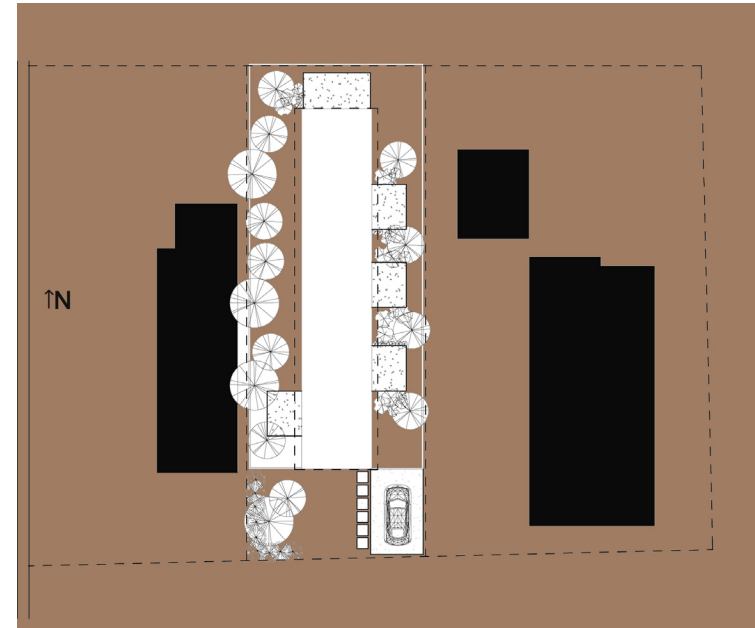
Other possible contacts for Conservation Easements in Barrio Kroeger Lane:

Arizona Land and Water Trust
Diana Freshwater

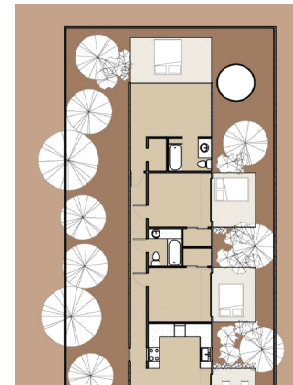
Center for Desert Archaeology
Andy Laurenzi

Affordable Housing Infill

An example of affordable infill housing on a small, non-typical City-owned parcel on West Green Street. Other opportunities exist throughout the neighborhood.



Site plan next to existing structures.



Conceptual floor plan
for small, affordable
home on a narrow
infill lot.

Affordable Housing Infill



View toward the front of the house.



View toward outdoor kitchen area.



View toward living room from outdoor living area.

Desert Plants

For a comprehensive list of plants that support native bird species and are appropriate to the Sonoran Desert region, see the Tucson Audubon Society's plant list at:
http://www.tucsonaudubon.org/conservation/native_plants.htm

Shrubs



Tombstone rose,
Rosa banksiae
Large shrub, can be trained as a vine. Small white blooming flowers tolerates partial to full sun.



Sandpaper verbena, *Verbena rigida*
Groundcover to small shrub, purple blooming flowers, partial to full sun, tolerates reflected heat.



Wooley butterflybush,
Angelita Daisy
Small shrub, white to yellow to red blooming flowers, light green to whitish leaves, partial sun, attracts pollinators.

Desert Plants

Shrubs



Angelita Daisy, *Angelita Daisy*
Groundcover to small shrub, yellow blooming flowers, partial sun.



Arizona cliffrose, *Purshia subintegra*
Small to medium shrub. Perennial, blooms in spring/summer, prefers rocky outcroppings.



Autumn sage, *Salvia Greggii*
Small shrub with reddish flowers, very fragrant, attracts pollinators.



Mexican bird of paradise, *Caesalpinia mexicana*
Large shrub, yellow blooming flowers, full sun and reflected heat, attracts pollinators.



Brittle bush, *Encelia farinosa*
Small shrub, yellow blooming flowers and whitish leaves, full sun and even reflected heat.



Butterfly bush, *Buddleia davidi*
Small shrub to medium shrub, purple blooming flowers, partial sun, very popular with pollinators.

Desert Plants

Shrubs



Chuparosa, *Justicia californica*
Small shrub, red blooming flowers, partial sun to full sun.



Red justicia, *Justicia candicans*
Small shrub, red blooming flowers, partial to full sun.



Fairy duster, *Calliandra eriophylla*
Small shrub to medium shrub, white to red blooming flowers, full sun, attracts pollinators.



Gray thorn, *Ziziphus obtusifolia*
Medium to large shrub, full sun. The fruits are enjoyed by native birds such as Gambel's quail.



Jojoba, *Simmondsia chinensis*
Large shrub, full sun and reflected heat, dense branching and fruits make it a popular species for fauna.



Mexican honeysuckle, *Justicia spicigera*
Small shrub, red blooming flowers, partial sun.

Desert Plants

Accents



Blue agave, *Agave tequilana*
Small to medium shrub, full sun, can tolerate reflected heat.



Buckhorn cholla, *Opuntia acanthocarpa*
Medium to large shrub, red flowers, full sun, tolerates reflected heat. Excellent bird habitat.



Desert Christmas cholla, *Opuntia leptocaulis*
Medium to large shrub, white flowers, full sun, tolerates reflected heat. Excellent bird habitat. The fruit is edible.



Desert spoon, *Dasyllirion wheeleri*
Medium shrub, spiny, full sun, tolerates reflected heat.



Gopher plant, *Euphorbia rigida*
Small perennial shrub blooms in late spring. Grows up to 2 feet tall and 3 to 5 feet wide. Very drought tolerant, will accept full sun.



Hedgehog cactus, *Echinocereus triglochidiatus*
Groundcover to small shrub, red to purple flowers, full sun, tolerates reflected heat, edible fruits, and the flowers stay open overnight.

Desert Plants

Accents



Hohokam agave, *Agave murpheyi*
Medium to large shrub, huge flowering stalk, full sun, tolerates reflected heat, many traditional indigenous uses.



Pencil cholla, *Opuntia ramosissima*
Medium to large shrub, red flowers, full sun, tolerates reflected heat, edible fruits, excellent bird habitat.



Prickly pear, *Opuntia* spp.
Medium to large shrub, red flowers with numerous red fruits, full sun, reflected heat tolerant.



Red yucca, *Hesperaloe parviflora*
Small to medium shrub, red to pink flowers on a very dramatic stem, full sun, tolerates reflected heat.



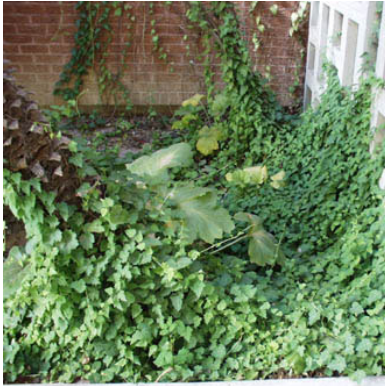
Soaptree yucca, *Yucca elata*
Large shrub, full sun, very sculptural, fronds used for weaving and ropes.



Tree beargrass, *Nolina matapensis*
Large shrub, full sun, tolerates reflected heat, seeds are eaten by wildlife.

Desert Plants

Accents



Arizona grape, *Vitis arizonica*
Vine, greenish-white flowers
and purple fruits, partial sun,
people and animals eat the
fruit.



Bull grass,
Muhlenbergia emersleyi
Groundcover to small shrub,
yellow blooming flowers,
partial sun,



Deer grass,
Muhlenbergia rigens
Tall grass tolerates full sun.
Birds eat the seeds.



Devil's Claw, *Proboscidea parviflora*
Groundcover to small shrub, yellow to
pinkish-purple flowers that can be quite
large, the flowers are heliotropic (they
follow the sun throughout the day),
partial to full sun.



Twin-flowered agave,
Agave geminiflora
Medium shrub, enormous,
spectacular flowering stem,
full sun, tolerates reflected
heat.

Desert Plants

Trees



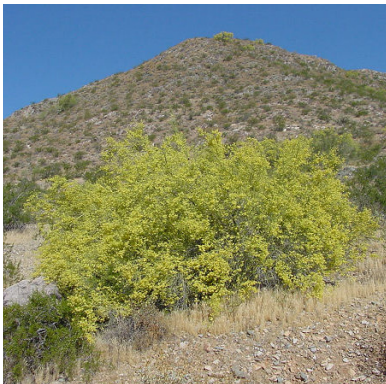
Cat's claw acacia,
Acacia greggii
Small to medium tree, yellow
blooming flower puffs, full
sun, frost tolerant.



Desert hackberry,
Celtis pallida
Small tree, red blooming
flowers, full sun, fruit feeds
wildlife.



Desert Museum palo verde,
Parkinsonia aculeata
Small to medium tree, yellow
blooming flowers, full sun.



Foothills palo verde,
Cercidium microphyllum
Small tree, yellow blooming
flower puffs, full sun, excel-
lent wildlife habitat.



Sweet acacia,
Acacia farnesiana
Small to medium tree, yellow
to orange blooming flowers,
full sun, attracts pollinators.



Western hackberry,
Celtis reticulata
Medium to large tree, full
sun, fruit feeds wildlife.

