



#### MISSION STATEMENT

The Drachman Institute is a research and public service unit of the College of Architecture and Landscape Architecture at the University of Arizona dedicated to the environmentally sensitive and resource-conscious development of neighborhoods and communities.

### THE DRACHMAN INSTITUTE

The Drachman Institute focuses its research and outreach activities on the proposition that housing is the building block of neighborhoods and neighborhoods are the building blocks of communities. The work of the Drachman Institute therefore targets the development of demographically diverse neighborhoods, rich in environmental amenities and built from good-quality, well-designed, regionally-appropriate housing that conserves land, energy, and water. It is our contention that good quality and innovative architectural design and technology, sensible community planning, and a landscape architecture that fosters beautiful and healthy private and public space is the cornerstone of this work. We engage our students, our staff, our faculty, and our citizens in a collaborative, research-based outreach enterprise to make our communities healthier, safer, more equitable and more beautiful places to live.

#### COMMUNITY OUTREACH PARTNERSHIP PLANNING AND DESIGN CENTER

In 2003, the US Department of Housing and Urban Development awarded the University of Arizona College of Architecture and Landscape Architecture, the Community Outreach Partnership Center grant in Community Futures Demonstration Project in Housing Design. The University of Arizona was one of five such regional housing design centers established in the United States. The others are University of Pennsylvania, University of Minnesota, University of Washington and Louisiana State University.

The goal of the three-year Community Futures Demonstration Project is to use the resources of the University and HUD to facilitate the development of innovative new housing and housing rehabilitation in the Tucson Empowerment Zone. This will be accomplished through clarifying the housing market; analyzing and documenting the capacity of the area; involving neighborhoods and incorporating neighborhood goals in housing plans and strategies; researching and making available the most current innovative technologies to improve the quality, affordability, and accessibility of housing; developing innovative housing designs that incorporate these technologies; disseminating this information through symposia, workshops, conferences, exhibits, and publications; facilitating implementation of these concepts into housing production in the Empowerment Zone and the region in general; and modifying the College instructional curricula to incorporate the housing issues identified through this grant.

The Community Planning and Design Workshop has functioned as a public service/community outreach arm of the Drachman Institute since 1999. It brings the skills and knowledge of the students, faculty, and staff of the College to communities in need throughout Southern Arizona and the state of Arizona. CPDW does so by applying its expertise and knowledge in architecture, planning, landscape architecture, and urban design to community service and outreach projects.

Ultimately all of this information will be available at our website (http://www.COPCarizona.com). (see also http://www.cityoftucson.org/oed/Empowerment\_Zone/empowerment\_zone.html).

COMMUNITY OUTREACH PARTNERSHIP PLANNING AND DESIGN CENTER

College of Architecture and Landscape Architecture University of Arizona



The El Presidio Neighborhood is located immediately north of Tucson's Central **Business District and Governmental** Complex. The neighborhood's boundaries are Church Avenue, St. Mary's Road, Interstate Highway 10, and Alameda Street. El Presidio rests in part upon the site of a 1,200-year-old Hohokam Indian Pit House. The Neighborhood is also located in the area of Tucson's birthplace, the old Spanish Presidio, and contains many of the City's oldest and most historically significant homes. The residential character of El Presidio remained virtually unchanged until the 1950s when a number of homes were destroyed. This was the result of changing land values in the downtown area, pressures to rezone, and anticipated commercial and governmental development. In 1965, the Granada Neighborhood Plan was adopted, emphasizing the redevelopment of El Presidio by allowing a mix of high rise commercial and residential structures. The intense development market on which the Granada Plan was based did not materialize, and in 1979,the El Presidio Neighborhood Plan became the adopted land use guide.

taken from the 1986 El Presidio Neighborhood plan



A sub-committee of the El Presidio Neighborhood Association approached the Drachman Institute regarding two lots on the northern border of the El Presidio neighborhood. The lots are shown highlighted in yellow on the map to the left and are located at the intersection of St. Mary Road and Main Ave. The question raised by the subcommittee was the potential of these lots to be used for housing. Issues raised in support of this decision were: (1) the increased lot size due to the possible future realignment of the Barraza - Aviation Parkway, (2) the diminished visibility and accessibility of these lots due to a proposed wall that would shelter the neighborhood from the parkway (in essence making the lots unsuitable for commercial development) and (3) because the lots sit at the gateway into the El Presidio neighborhood it is in the best interest of the neighborhood for them to be developed for reasons of aesthetics, security and identification.



Shown in yellow are the existing conditions along St. Mary road and in orange, the expansion of these lots due to the proposed realignment of Barraza - Aviation parkway. The red line diagrams the wall that has been proposed to shield the neighborhood from the street.



The map shows the land use currently in place surrounding the two lots proposed for housing.

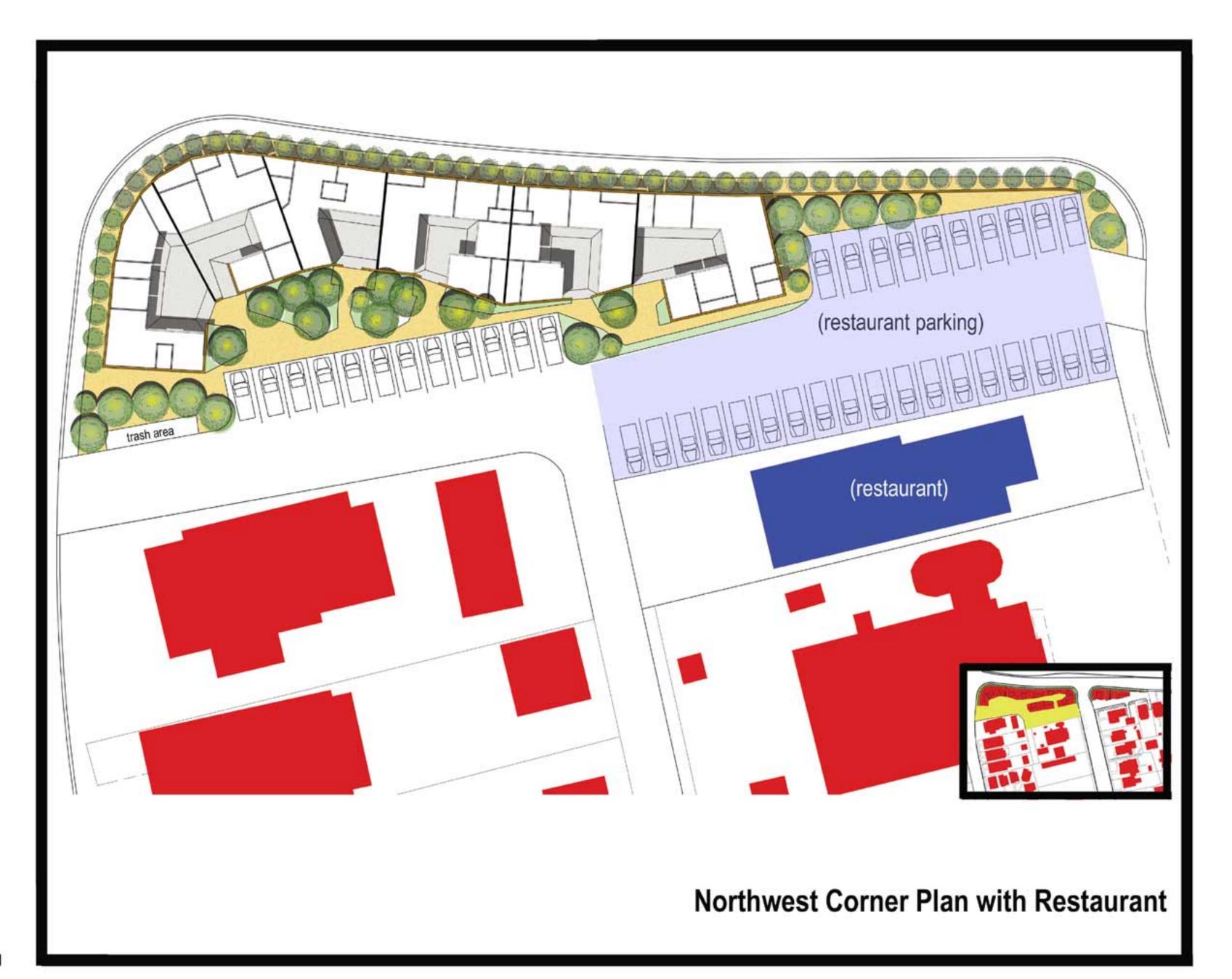
### Special notes:

- (A) This facility is currently used as a restaurant and the building is owned by the State of Arizona as noted by the land use coding. After completion of the parkway realignment, the enclosure wall will block the restaurant's visibility. For this reason, the neighborhood has expressed concern about the restaurant going out of business leaving the building either unoccupied or defaulting to a less desirable commercial use. The concern for the current tenant is that in their current location the rental cost for this building are relatively inexpensive.
- (B) The three residential units at point B will also be effected by the enclosure wall in two ways; namely, the enclosure wall will limit their visual and vehicular access to and from St. Mary Road. The first issue of vehicular access can be address by proposing either a break in the wall or by constructing a new driveway off of Main Ave. The visual access proposes a different problem because the left over portion of the lot becomes an appealing refuge for transients and a security issue in that the main frontage for the houses will face a wall preventing other neighbors from easily keeping an eye on their property.

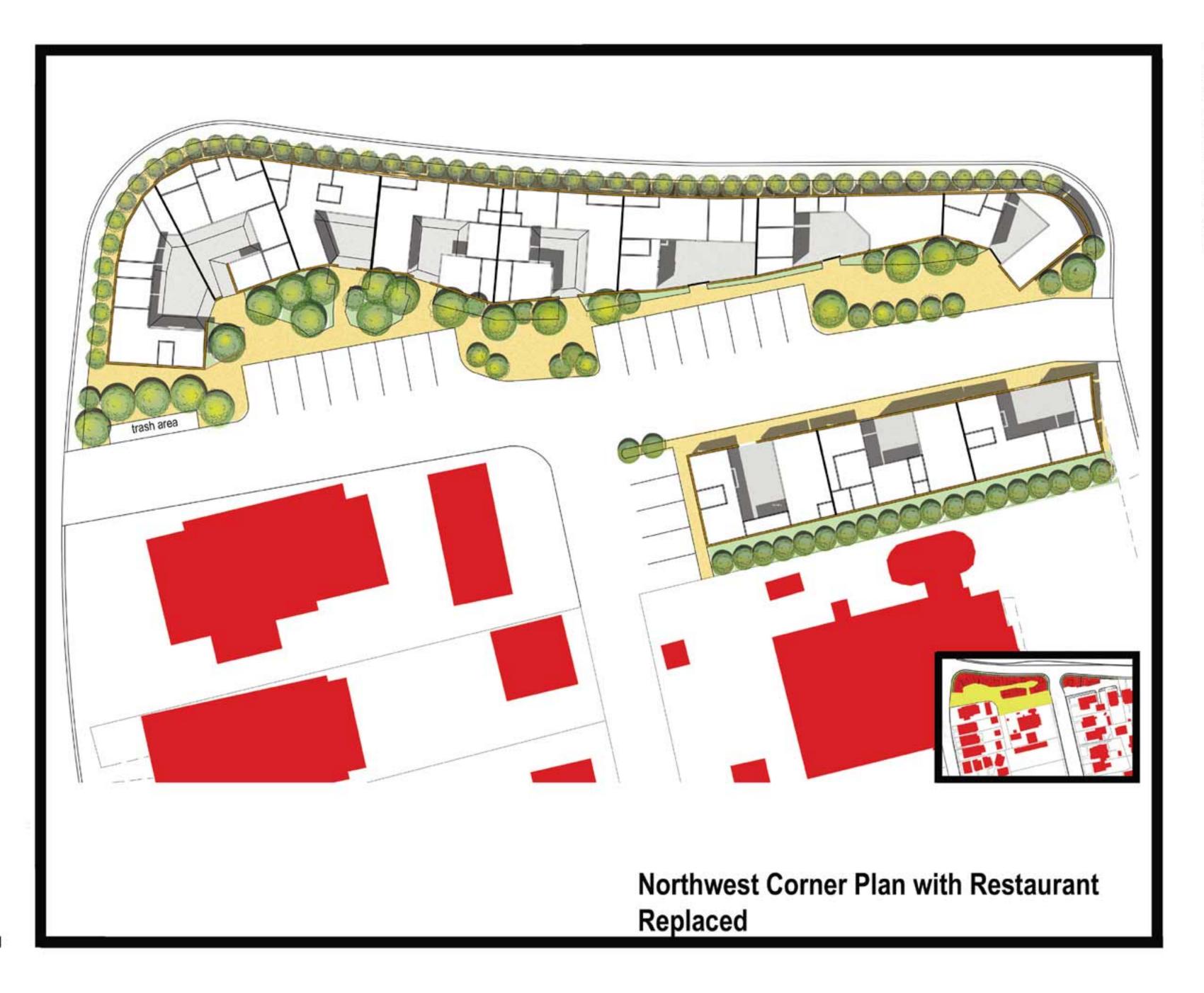


The conceptual site plan for the two lots is to design housing in such a way so that the rear of the houses replace the enclosure wall (shown in orange). By doing this, resolution of both technical and conceptual issues of the site can be achieved. Conceptually, the new houses are designed in the same character as the historical barrio and face into the neighborhood; resolving both the security and "gateway" issues. Technically, housing is a very appropriate land use for this site in that does not require the same type of visibility that a commercial use would need, it is consistent with the existing pattern in the neighborhood and as opposed to a commercial usage, it does not require as great a percentage of the lot to be used solely for parking. Two proposals have been made for the lot on the northwest corner; one that keeps the restaurant in place with a plan for its future replacement, and a second that relocates the restaurant and develops housing for a cleared lot. In either scenario, the housing plan for the northeast corner remains the same.

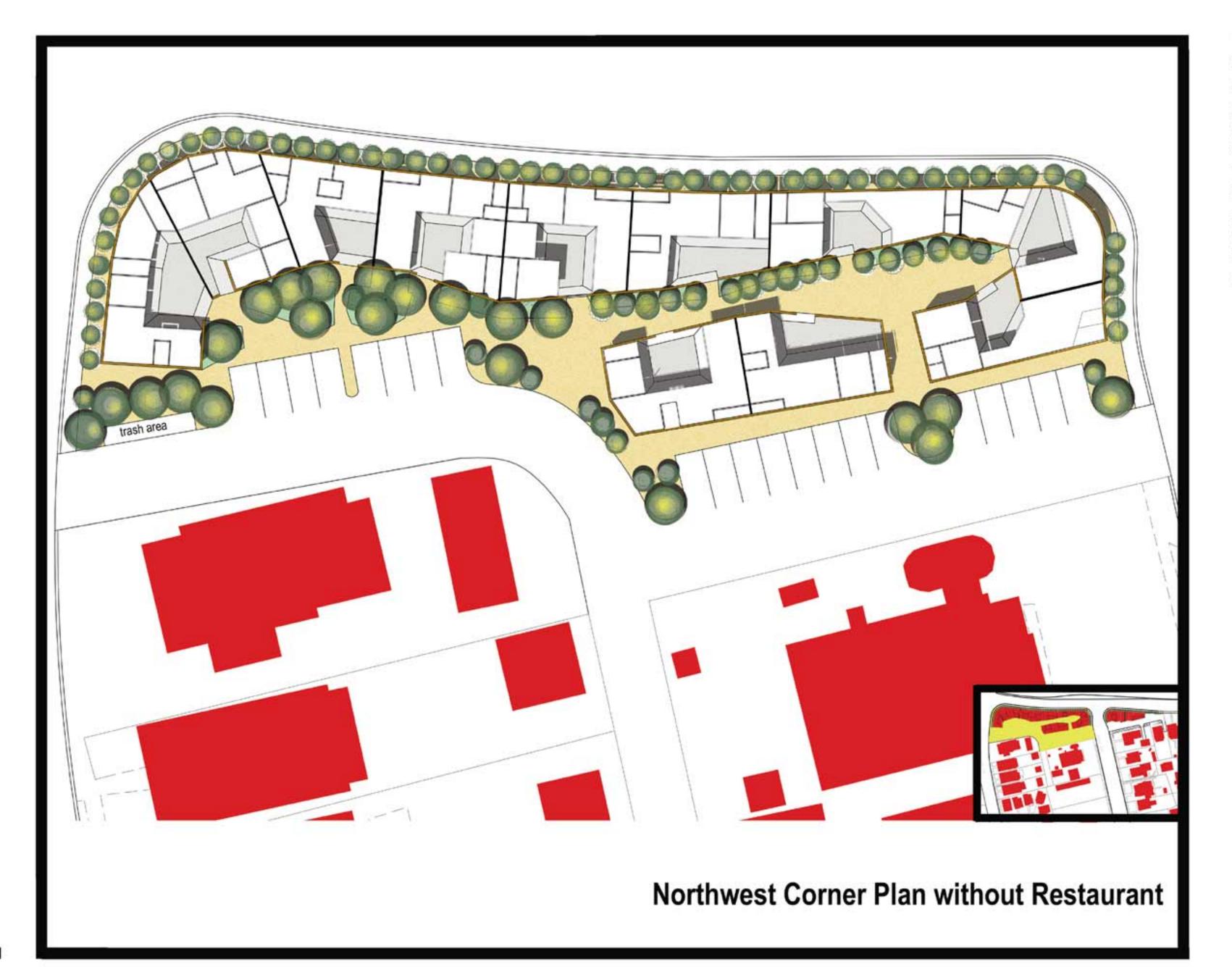
Quoting the Tucson Empowerment Zone Needs and Market Assessment study done by Crystal and Company for the Drachman Institute in July of 2004, for the central Tucson area (this includes the El Presidio neighborhood) there is need for "570+ sanitary and affordable rental units and expected annual home sales of 80 - 158 units with half-priced under \$150,000. This region holds potential for both 'market rate' rentals and ownership units." The plans shown yield a maximum of 13 new housing units that could be developed for either sale or rental, and fall in the square footage margin for low to moderate income occupants.



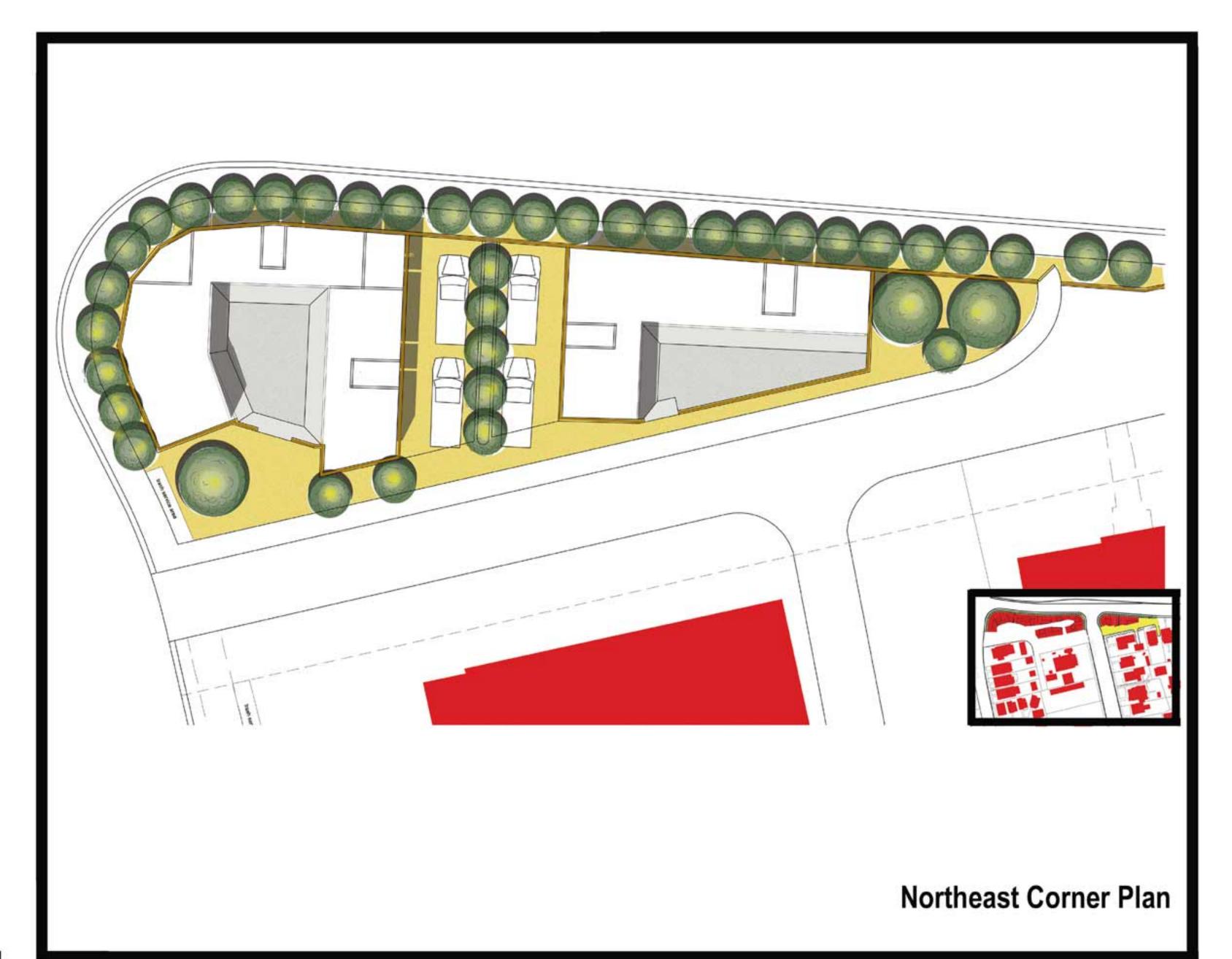
This first plan shown for the northwest corner lot shows 6 housing units with the restaurant remaining in its current location. In addition, parking has been designated for the restaurant according to the calculation of 1 parking space / 100 sqft of floor area with square footage being 2700 sqft, yielding 27 parking spaces) and for the housing units as 2 spaces / unit yielding an additional 12 parking spaces). The housing breaks down to 1 - single bedroom house, 1 - two bedroom house and 4 - three bedroom homes.



This alternative plan shown for the north-west corner lot shows the same 6 units from the previous plan with the restaurant replaced at a later date by 3 new housing units. With the restaurant gone, the parking on the lot is significantly decreased with only 2 spaces / unit yielding 18 parking spaces. The housing breaks down to 1 - single bedroom house, 3 - two bedroom house and 5 - three bedroom houses.



This final plan for the northwest corner shows development with the restaurant removed at the start. The strength of this plan lies in greater cohesion of the development as a whole and in better access to and from the site particularly off Main Ave. This plan also yields 11 housing units on the lot, the highest density possible for the zoning condition. The housing breaks down to 2 - single bedroom homes, 6 - two bedroom homes and 3 - three bedroom homes.

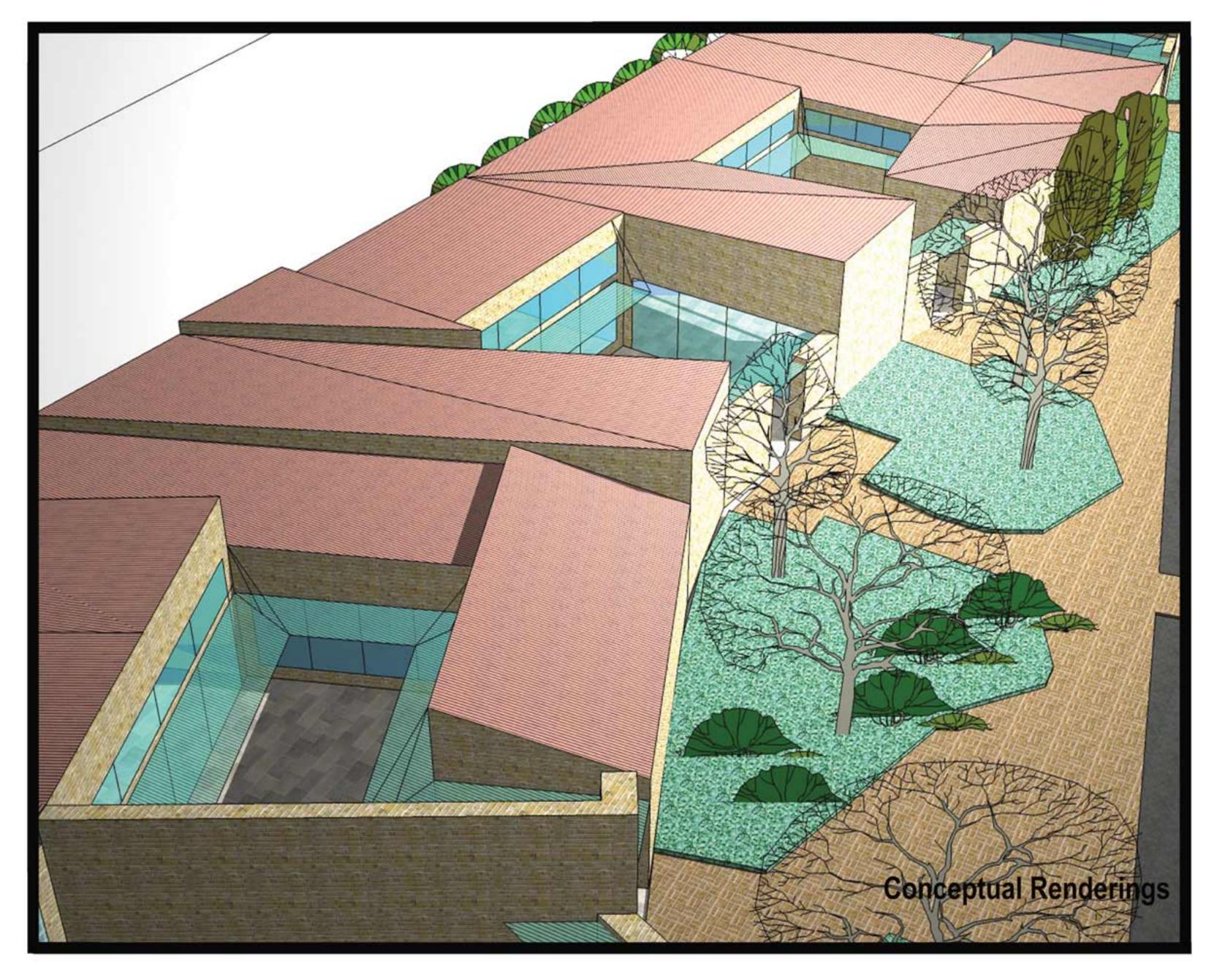


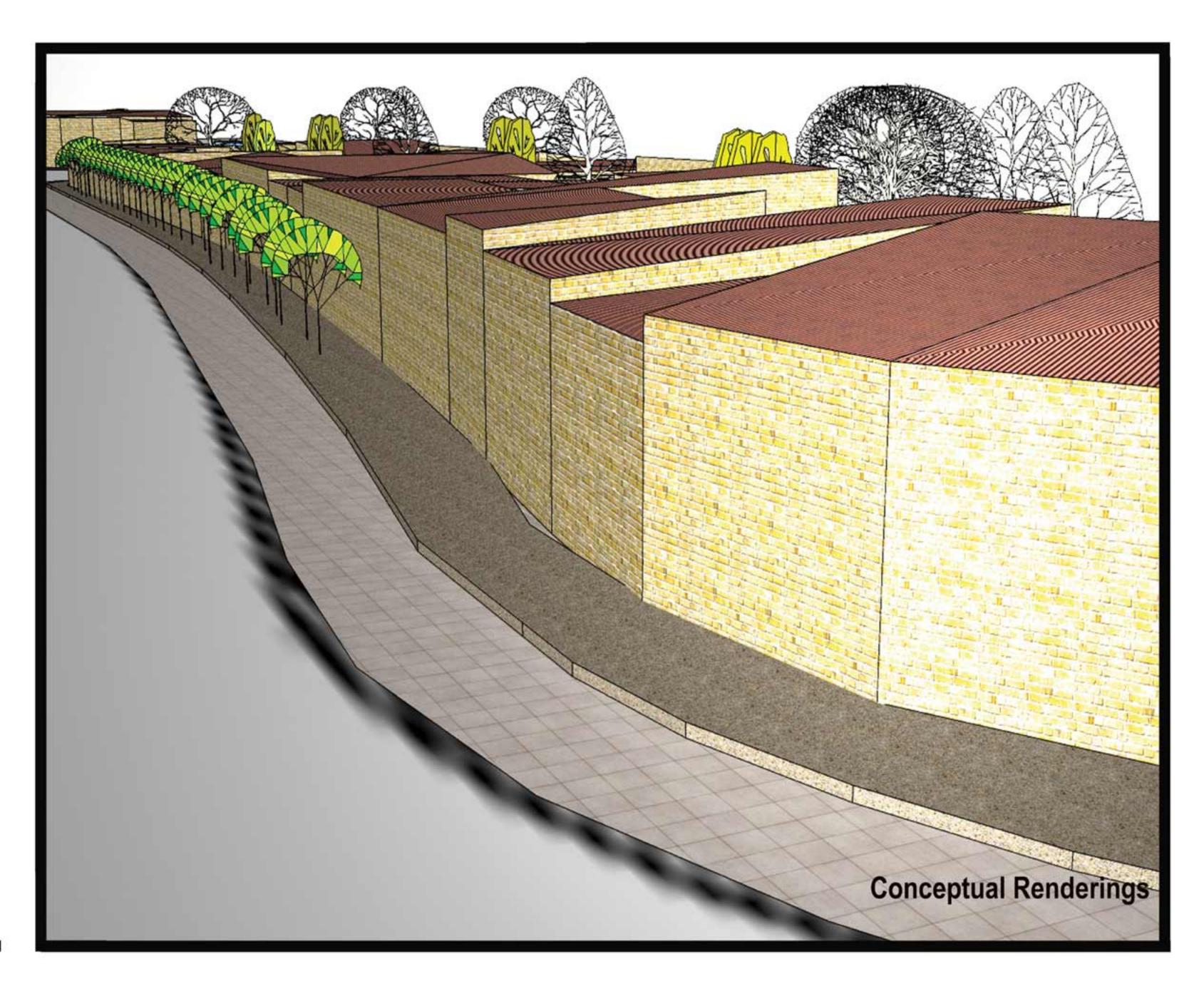
This plan for the northeast corner remains the same regardless as to how the northwest corner is developed. This proposal incudes a driveway off Main Ave. to access the existing homes, exiting onto St. Mary's. The wall enclosure terminates on the west side of the driveway and its start up point on the east side of the drive is yet to be determined by the residents in this area. One concern raised was in regards to preserving the views to the west for the residents already in this area, and this concern must be addressed to their satisfaction in the final elevation resolution of the new houses in this area. In addition, the landscaping on the south side of the enclosure wall should be dense, low - maintenance native vegetation as to discourage habitation by transients and as to not be a burdensome maintenance issue for the residents. Shown is 1 - 3 bedroom unit and 1 - 2 bedroom unit.



The top rendering shows an elevation of the project and while the lower rendering shows a birds - eye perspective both of the northwest corner. Features to note are the varying elevations, tilted roof planes, adobe block construction and the existence of both common and private courtyards with abundant landscaping. Together the elements create a very rich, pedestrian friendly, community setting that beckons back to the historical barrio.

Close up birds - eye view of a typical unit.





Project as seen from St. Mary's road. The landscaping would continue along the entire length of the project, but is not shown in order to convey the nature of the new "wall".

# **GENERAL INFORMATION**

ADOT Infill Project
Prepared for the El Presidio Neighborhood Association (EPNA)
Prepared by The Drachman Institute
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## **ACKNOWLEDGEMENTS**

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