Jefferson Park Neighborhood Plan



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INTRODUCTION



The Jefferson Park Neighborhood (the Neighborhood) dates to the late 1890s, growing out of a land claim under the Homestead Act of 1862. Anna Stattelman built the original homestead around 1898 on the corner of what is now Santa Rita and Linden. The Neighborhood is named after the Jefferson Park Elementary School. Jefferson Park was registered as a Neighborhood with the City of Tucson in July of 1994.

The Neighborhood is roughly one mile (E-W) by one half mile (N-S), stretching from the large arterial Grant Road on the north to the alley south of neighborhood-scale Lester Street on the south and from the large arterial Campbell Avenue on the east to the large arterial Euclid Avenue on the west. Two other important streets run north and south through the Neighborhood. The first, Mountain Avenue, is a recently-improved 'bicycle boulevard' that is a model for innovative alternate mode design. Mountain Avenue connects the University of Arizona on the south to the Rillito (River) on the north. The other, Park Avenue, is also a north-south collector street that once served a significant traffic flow, but has been somewhat reduced in its importance as its connections to the south have been interrupted by changes to the University of Arizona campus.



Jefferson Park Neighborhood Oblique Aerial

Jefferson Park is home to 2,283 persons in 993 households. In general, the population is declining with markedly fewer children 5-17 (10%) than the City as a whole (28.7%) and markedly larger proportions of young adults 18-24 (54.5%) than the City as a whole (13.8%). The over 65 population is slightly higher (14.6%) than the City as a whole (11.9%). The owner/renter split mimics the City at approximately 50-50 but the trend for the last thirty years has been increasing rental housing and decreasing home ownership. Jefferson Park is 14.9% Hispanic, less than half of the City's rate 35.7%. African-Americans (3.8%) and Native-Americans (1.9%) are comparable to City numbers but Asian-Americans (4.5%) live in Jefferson Park at nearly twice the City rate (2.5%).

Jefferson Park is characterized by a center-city grid pattern of streets and alleys. It is overwhelmingly residential in zoning and land use, with the vast majority of land in low density residential (R-1), a small amount of low-moderate density residential (R-2), and a smattering of apartment, office and commercial uses and zoning. Because of the time and place of most of its development (1920-1960, approaching build-out by that latter date),

the Neighborhood has significant historic characteristics. The pattern and fabric (lot size, setbacks, height and density) of its low density development is consistent throughout most of the Neighborhood. Its architecture is at the same time diverse in its mixture of historic styles and yet homogenous in the "ensemble" feeling of an historic neighborhood. Jefferson Park is a neighborhood with a strong 'sense of place' -- something worth protecting and preserving.



Jefferson Park Neighborhood Development as of 1960

One of the great assets of the Neighborhood is its central city location within the City of Tucson. Its relative proximity to the Downtown, to major transportation corridors (Grant, Campbell and Euclid/1st), and to the University of Arizona, provides outstanding access to employment, education, shopping, entertainment and recreation. Specifically the Neighborhood's adjacency to the University of Arizona has been a significant part of its history and character; it has been home to large numbers of faculty, staff and students over the years.

Jefferson Park Challenges

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

- As the City of Tucson has grown, Jefferson Park, with its modest single-family homes has experienced a decline in owner-occupancy.
- At the same time, the physical and demographic expansion of the University of Arizona, especially the Health Sciences Center, has brought substantial pressures to the adjacent Jefferson Park. Among adjacent neighborhoods, Jefferson Park's affordability has made it especially vulnerable, as growing numbers of University students have moved into the Neighborhood as renters. Property maintenance has declined.
- In the context of this increasing rental market, investors and developers have begun to purchase properties and, using loopholes in the R-1 zone, redevelop them at substantially higher densities. The neighborhood has a pejorative term for these new multi-bedroom developments 'minidorms'. The neighborhood has been searching for a means to control this type of development. Concerns include the increased size of housing units and resulting number of students living in each unit; the lack of harmony of



Health Sciences Center Buffer

the new or expanded structures with the existing single-family, low-density character of the Neighborhood; the parking conditions; the noise generated (parties, traffic, etc.); the trash; the generally poor maintenance of the properties; and the overall stress to the existing and aging infrastructure.

• As automobile traffic has increased in the center city, there has been growing pressure to widen the arterial streets that surround Jefferson Park so they can carry larger volumes of traffic. The widening of Campbell Avenue on the eastern boundary was completed recently. A five-year planning process for the widening of Grant Road on the northern boundary of Jefferson Park is beginning. Jefferson Park is in need of an appropriate neighborhood stance relative to these changes.







Pedestrian Corridors Along Campbell and Mountain Avenues

- As development and traffic pressures build on Jefferson Park, there is a strong need to enhance the pedestrian environment for residents to make the Neighborhood a safe and humane place to live. Park Avenue is where there are ten or more large complexes that house students. A redesign of Park Avenue needs to consider its dense student population, its proximity to campus, and support the option of walking or biking to classes. It is also a major north-south thoroughfare with a substantial need for a safety and pedestrian-friendly make-over.
- Growth trends have also increased through-traffic volumes for Jefferson Park. This traffic pressure at the residential level, translates to more undesirable noise at all hours, more vehicle emissions that pollute the air, 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.
- Finally, the future character of Jefferson Park as an attractive neighborhood is a source of great concern to its residents. Today its attractiveness is diminished by a lack of trees, the clutter of overhead wires, and a general lack of care and maintenance. In the face of growing traffic and development pressure, how does Jefferson Park maintain and enhance its traditional stature as a beautiful low-density single-family neighborhood at the same time as it makes room for progress and diversity?

The plan that follows is the result of a one-year process of meetings (both general neighborhood meeting and elected steering committee meetings), design charrettes, one-on-one discussions, questionnaires, surveys, and a healthy interactive process among Jefferson Park neighbors, stakeholders,



Traffic Along Grant Road

and planners. The planning followed an extensive inventory and analysis process that is summarized in a companion document. The work was managed by the Roy P. Drachman Institute of the University of Arizona under contract to, and with help from, the City of Tucson Department of Urban Design and Planning.

The Jefferson Park Neighborhood is currently under the guidance of the 1989 City of Tucson *University Area Plan*. It is the intent of this *Jefferson Park Neighborhood Plan* to further refine the content of that plan with respect to the Jefferson Park Neighborhood. Where the two plans conflict, it is intended that this *Jefferson Park Neighborhood Plan* would supersede the 1989 *University Area Plan*. In areas not discussed by this *Jefferson Park Neighborhood Plan*, the language of the *University Area Plan* would prevail.

The Jefferson Park Neighborhood Plan includes the following elements:

<u>Vision Statement</u> - a consensus word picture of a desired future.

Plan Implementation - a guide to how this plan may be used.

<u>Goals</u> - general definitions of the desirable future state of the Neighborhood.

Policies - commitments to the course of action that will lead the Neighborhood toward its goals.

<u>Strategies</u> - available or recommended means for implementation of the policies.









JEFFERSON PARK NEIGHBORHOOD VISION STATEMENT

The Neighborhood will continue to be a welcoming, safe, healthy, beautiful and sustaining environment for its residents and visitors; a place where each neighbor can develop his or her potential. The Neighborhood will retain its attractive residential character and diversity and be committed to shaping its own future, encouraging active involvement of residents of all ages, and serving the interests, needs, and values of this and future generations.

The Neighborhood will maintain collaboration with the City of Tucson and the University of Arizona, as well as surrounding neighborhoods, to the benefit of all.

Every effort will be made to stimulate and enhance the sense of community in the Neighborhood and within the Sonoran Desert context of our neighborhood.

Jefferson Park residents will continue to be proactive in retaining what is special about the Neighborhood while exploring new ideas that will enhance and fit with the existing sense of neighborhood. Special care will be taken with future development to ensure that such development enhances the quality of life for all neighbors and fits with the traditional character of the Neighborhood.

All efforts will continue to be made so that residents feel safe in their homes and on the streets.

The residents of the Neighborhood will work closely with Jefferson Park Elementary School to help retain and enhance the school and associated playground/park as a neighborhood asset.

This statement was written by participants in the series of Neighborhood Planning meetings during the summer and fall 2006.









PLAN IMPLEMENTATION

The policies and recommendations in the *Jefferson Park 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.

In the past, the rezoning process has been the primary implementation tool for Area and Neighborhood Plans. However, other applications of this Plan are important and may increase its effectiveness. 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 *Jefferson Park Neighborhood Plan*. If the requested rezoning does not comply with land use policies or does not demonstrate mitigation of negative impacts through application of the design guidelines or other techniques, the need for an amendment to the *Jefferson Park Neighborhood Plan* is determined by the Planning Director before the rezoning process can be initiated. The Mayor and Council have provided policy direction for Area and Neighborhood Plans that limits amendments for two years after Plan adoption.
- 2. If the requested rezoning complies with *Jefferson Park Neighborhood 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. *Jefferson Park Neighborhood 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. Jefferson Park Neighborhood Plan policies are used in evaluations of Residential Cluster Project (RCP) subdivisions. This utilization should increase in its vigilance.
- 5. *Jefferson Park Neighborhood Plan* policies are used in staff review of requests to vacate City property.
- 6. Jefferson Park Neighborhood Plan policies are also used to establish and guide the design of Capital Improvement Projects. In some cases it may provided guidance in the guide the interaction between neighborhoods and larger capital improvement projects. It is intended that this plan will guide planning for capitol improvements to Grant Road in 2007-2008. In other case it may function as a guide to applications for grants and other funding of programs and projects.
- 7. *Jefferson Park Neighborhood Plan* policies are used in formulation of staff's position on variance requests from the Land Use Code.
- 8. Jefferson Park Neighborhood Plan is also intended to be used as the first step in the development of an overlay zone either through a Neighborhood Preservation Program (NPP) and an application for a Neighborhood Preservation Overlay Zone (NPZ,) if authorized by changes in the City of Tucson Land Use Code, or by its own overlay zone as allowed by state statute.
- 9. Beyond its regulatory role, the *Jefferson Park Neighborhood Plan* is intended to function as a strategic plan for the neighborhood. Many





Widened Pedestrian Zone and Sound Buffer

goals, policies and strategies listed herein are intended as a guide to assist in the implementation of neighborhood physical and organizational improvements.



Historic Society Photo c. 1940

GOAL #1: NEIGHBORHOOD PRESERVATION

Preserve Jefferson Park's traditional low-density single-family residential character and insure that land use, rehabilitation and new development are compatible with existing development. Conversely, insure that incompatible development (out-of-scale buildings, mini-dorms, multiplehousehold parking, and excessive traffic) is prevented.

Policy 1.1

Protect historic architectural styles in the Neighborhood.

Strategies:

- 1.1.1 Encourage maintenance and preservation of existing historic or traditional structures in the Neighborhood.
- 1.1.2 Continue to pursue Federal Historic District designation for the Neighborhood.
- **1.1.3** Develop mechanisms to restrict demolition of historic property. For example the loss of a building that would qualify as a "contributing" building in a federal historic district, can diminish the quality and character of the Jefferson Park Neighborhood. However, it is recognized that there can be circumstances beyond the control of a property owner which may result in the necessary demolition of a structure within the Jefferson Park Neighborhood. These circumstances include a building which 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. Consider a new ordinance that would insure that no demolition permit will be issued by the City for demolition of a "contributing" historic structure within the Jefferson Park Neighborhood before review and approval as per the requirements of section 2.8.8.7 <u>Demolition Review Required</u> of the "H" HISTORIC PRESERVATION ZONE of the City of Tucson LUC.)







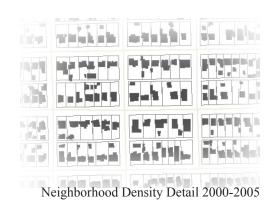


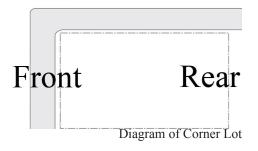


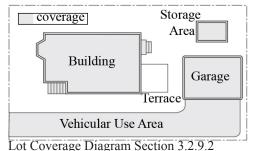
Policy 1.2

Preserve the traditional low-density, single-story character of the Neighborhood's traditional density, fabric and form without discouraging its healthy diversity of architectural styles.

- **1.2.1** Utilize opportunities within the City of Tucson Land Use Code to insure that design of remodeling, additions, and new construction is compatible with, and complementary to, the traditional density, fabric and form of Jefferson Park. Implement this strategy by creating an overlay zone either by the proposed Neighborhood Preservation Overlay Zone (NPZ) of the City of Tucson Land Use Code, or by an independent overlay zone as authorized by state statute. Complete the preparation of a Neighborhood Preservation Plan Program as a first step to an Overlay Zone "that identifies the particular neighborhood characteristics that are to be preserved and the development regulations to implement the plan." Preliminarily, these elements for an overlay zone for Jefferson Park should include the following particular neighborhood characteristics that are to be preserved:
- **a. Density:** Utilize a Residential Floor Area Ratio (RFAR) calculation (ratio of square footage of built-structure to square footage of lot) as a means to insure density compatibility for new development in the R-1 zones of the Neighborhood. This RFAR defines the Total Allowable Floor Area of any property in the R-1 zone. If new construction is proposed, the total allowable floor area of development (existing floor area plus proposed additions and/or new construction) in the R-1 zone shall not exceed a RFAR of 0.35. Floor area ratio calculations will be based on the gross square footage of all enclosed space on the site including garages, accessory structures, and permanent storage. Porches, unenclosed carports, patios, etcetera, are to be excluded from the total allowable floor area calculation.
- **b. Height:** The largely single-story height of the existing neighborhood must be respected in additions, rehabilitation, or new construction. Second floor area shall be limited to fifteen percent (15%) of the total allowable floor area (see Residential Floor Area Ratio, item A. above). Said another way, the total second floor enclosed area shall not exceed 5.25% (15% x 0.35 Residential Floor Area Ratio) of the total lot area. No portion of the roof over the two story area shall exceed twenty feet in height, as measured from the finished ground floor elevation to the highest point of the roof. In any new construction, additions or remodeling, the height of single story development shall be limited to sixteen feet.
- **c. Setbacks:** Setbacks will conform to the language of the current Land Use Code.
- **d.** Additional Structures: If an accessory secondary structure is built on the property, in addition to following the requirements for accessory structures (LUC 3.2.5), the secondary structure must also conform to the following additional requirements: its size shall be no more than 50% of the square footage of the principal structure; it shall be located in the rear of the lot, behind the main structure; and it must be either the same height or shorter than the main structure. In the case of a corner lot, "rear" would be understood to be determined as away from the street frontage on the shorter dimension of the lot.







City of Tucson Land Use Code

e. Lot Coverage: The largely low-density existing development in the R-1 Zone in Jefferson Park is characterized by lower lot coverage than that normally allowed in the R-1 zone. To preserve this character in the R-1 Zone in the Jefferson Park Neighborhood, lot coverage will be reduced from 70% to 50%. This restriction will govern all new development and/or changes in lot coverage on the site.

f. Parking: Require new project parking to be compatible with existing parking patterns within the Development Zone (as defined by historic district chapter of the City of Tucson Land Use Code) of a given site. On-site parking is traditionally located in the side or rear yard. Carports and garages are either connected to the side of the house or located in the back vard. These parking locations can be accessed from a driveway either off an alley or off the street frontage with a single curb cut. For R-1 properties, group parking in front yards, parking in the back-of-curb area on the street, jumping curbs to park, and parking lot-style parking in the rear of a lot is prohibited in new development. For existing development, use the current lot coverage requirements of the LUC to strictly interpret front yard and rear yard parking as a lot coverage code violation. In other words, at the time property owners or renters chose to use their front or rear yard open space as parking (whether or not it is paved) without benefit of a permit, they may have violated their requirement to provide only 70% lot coverage.

On-Site Parking







- 1.2.2 –The Jefferson Park Neighborhood Association (in so long as it continues as a registered neighborhood association), will require that a preview presentation of any proposed Variance Application (to the COT Board of Adjustment) or DDO be made to a duly-constituted meeting of the Board of the Jefferson Park Neighborhood Association for review and comment. In the absence of such a presentation, unless the applicant can demonstrate that a good faith effort was not reciprocated by the Neighborhood Association, it will be the automatic position of the Neighborhood to oppose the variance request.
- 1.2.3 When the Neighborhood Association agrees to support a variance request, either the terms of the agreement will become an enforceable and written "condition" of the variance, or the Neighborhood will request that a legally binding document that outlines the content of the agreement accompany the Variance Application. In the absence of such an agreement, it will be the automatic position of the Neighborhood to oppose the variance request.
- **1.2.4** The pattern and function of mid-block alleys in the Jefferson Park Neighborhood shall be preserved. Trash and garbage pick-up shall remain

in the alleys to preserve the traditional character and aesthetic of the front yard streetscape. Recycling container collection should be relocated to the mid block alleys. Solid waste equipment should be designed and deployed to accommodate this alley service access. Utility fixtures (electric and gas) should be located, manufactured, and installed to facilitate easy service use of service alleys.







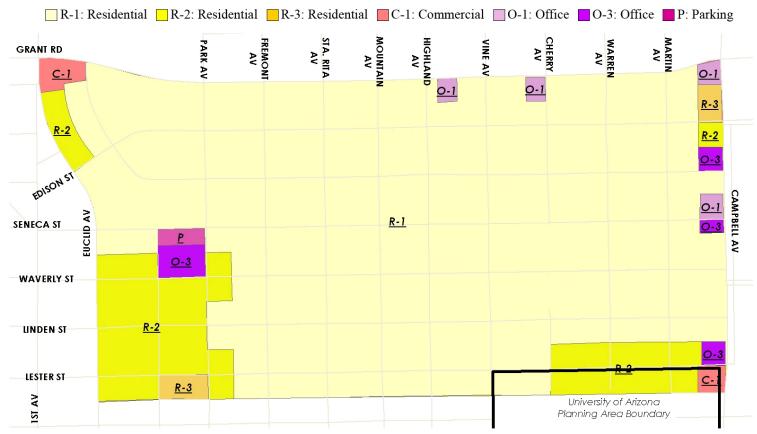
Mid-Block Alleyways and Corridors

Policy 1.3

Preserve the traditional character of the Neighborhood by insuring that future land use is consistent with existing land uses.

Strategies

- **1.3.1** In contradiction to the *University Area Plan*, recommend against the conversion of residential uses to commercial uses (O uses or C uses) along the three adjacent arterial streets (Grant, Campbell and Euclid).
- **1.3.2** Recommend against the conversion of low-density residential uses (R-1) to medium density residential uses (R-2) in any part of the neighborhood.



Jefferson Park Neighborhood Zoning Map

- **1.3.3** Recommend against the conversion of any remaining low density residential uses (R-1) to medium density residential uses (R-2) or commercial uses (O uses or C uses) along the east side of Euclid Avenue.
- **1.3.4** Recommend against the conversion of the remaining low density residential uses (R-1), along the east side of Park Avenue between Waverly and Lester, to medium density residential uses (R-2) or commercial uses (O uses or C uses).

GOAL #2: NEIGHBORHOOD LANDSCAPE AND STREETSCAPE

Enhance the beauty and quality of life for Neighborhood residents by increasing amenities, revitalizing pedestrian and community life, and creating a safe and enjoyable living environment.

Policy 2.1

The Jefferson Park Neighborhood will implement a master plan of public landscape and streetscape improvements, including neighborhood edges, nodes, and traffic calming. In particular, the neighborhood shall work cooperatively with adjacent neighborhoods on a plan for redevelopment of Park Avenue.



Proposed Sample Master Plan (see appendix B)



Existing Conditions on Grant Road

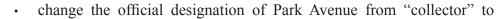
- **2.1.1** In the summer and fall of 2006, the Neighborhood worked with the landscape design professional staff of the Drachman Institute to develop a preliminary, illustrative Landscape and Streetscape Master Plan for the Neighborhood. This plan is included as a free-standing Appendix B. Utilize the preliminary concepts in this 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:
- **a. Grant Road** Jefferson Park organizations, residents and representatives must be actively included in the public process with the

selected consultant and City staff for the Regional Transportation Funded Grant Road widening project.

- Insure that the Neighborhood is visually-buffered and sound-buffered from impacts of Grant Road traffic.
- Insure that the changes to Grant Road include pedestrian and bicycle amenities. Encourage commercial uses along Grant Road that are compatible with neighborhood needs.
- Insure that these commercial uses do not displace existing residential uses.
- Insure that the parking and traffic associated with these uses do not have an intrusive impact on the Neighborhood.
- Provide visual "gateways" into the Neighborhood at Park and Mountain, with possible gateway medians.
- Consider possible street closures at Grant to control and/or limit "cutthrough traffic" in Jefferson Park.
- **b.** Euclid Avenue Retrofit Euclid Avenue to reduce speeds to posted limits, and to facilitate pedestrian crossings, especially to allow pedestrian access west to Mansfield Park and the Northwest Neighborhood Center. Work with the Neighborhood to develop a consistent and definable edge treatment within the existing right-of way of Euclid that better protects residential properties from the impact of traffic. Provide visual "gateways" into the Neighborhood at Warren and Linden, with possible gateway medians on these east-west streets.
- **c.** Campbell Avenue The widening of Campbell Avenue was successful in its buffering of the Neighborhood. Work to improve the usability and quality of the green space between Jefferson Park and Campbell Avenue including theme gardens and denser vegetation.
- **d.** Fremont Street Consider pedestrian, traffic-calming and 'green' improvements to Fremont Avenue.



e. Park Avenue — Work with adjoining neighborhoods to make Park Avenue more of a residential street than a collector street. Reduce traffic by redeveloping Park Avenue as a major pedestrian and bicycle artery through the Jefferson Park and beyond. It should be "park-like with a continuous shade canopy." Include the following design goals:





Existing Conditions on Euclid Avenue



Widened Campbell Avenue



Fremont Street 'Urban Trail' from Master Plan

"neighborhood" street.

- "provide a superb pedestrian experience," with shade, buffer and walkway
- improve bicycle safety
- slow traffic (using medians, speed tables, and other ideas)
- provide visual gateways from Grant
- · improve drainage
- improve infrastructure
- unify the two sections of the Neighborhood across Park Avenue
- express neighborhood character.



Proposed Addition of Medians, Speed Tables and Continuous Shade Canopy to Existing Park Avenue





- **f.** Other traffic calming Consider street closures, chicanes, medians, circles, chokers, and other traffic calming measures to make Jefferson Park a more pedestrian-friendly environment.
- **g. Neighborhood Parks** Develop underutilized and found spaces into small neighborhood park amenities including:
- pocket parks
- playgrounds
- community gardens
- key intersections (retrofit them as pedestrian green spaces, e.g. Edison and Tyndall, Hampton at Edison, Lester and Vine, Linden and Santa Rita, and others especially west of Park Avenue)









- Street Gardens and Neighborhood Parks
- **h. Jefferson Park School** Partner with the Jefferson Park School to maximize the use of the school open space as a neighborhood amenity.
- **i. Sidewalks** Implement a Master Plan for the construction of neighborhood sidewalks.

- **k.** "Green" Southern Edge Develop partnerships to continue the "green edge" proposed in the University of Arizona Campus Comprehensive Plan along the entire southern edge of the Jefferson Park Neighborhood.
- **2.1.2** Purse a creative funding approach for such improvements using various neighborhood and public infrastructure improvement funding sources such as: Pima County Neighborhood Revitalization, City of Tucson Back to Basics, Regional Transportation Authority (RTA), Highway User Revenue Funds (HURF), other City or County bond funds, or other dedicated transportation dollars. Work with City of Tucson Transportation, Pima County, City of Tucson Ward III Council Office, the Regional Transportation Authority, the University of Arizona, and other entities to identify appropriate funding sources for implementation of the master plan concepts.



Shaded Pedestrian Friendly Corridors

GOAL #3: DEVELOPMENT OF COMMUNITY

Create a "sense of community" in Jefferson Park, engaging all residents in a shared and respectful community life, increasing neighborhood safety, stewardship, and stability.

Policy 3.1

Promote the development and enhancement of amenities to attract families to the Neighborhood.

Strategies:

- 3.1.1 Work with the Jefferson Park Elementary School, Tucson Unified School District, and the University of Arizona College of Education to promote innovative educational programs at the School for neighborhood children, students, and families.
- **3.1.2** Work with partners including the Jefferson Park Elementary School, Tucson Unified School District, the University of Arizona (Campus and Facilities Planning, etc.) and the City of Tucson Parks and Recreation Department to provide recreational facilities and programs for children and families in the Neighborhood.
- 3.1.3 Work with the University of Arizona to promote home ownership for University staff and faculty in the Neighborhood.
- **3.1.4** Work with partners, including the University of Arizona and the City of Tucson to develop opportunities for workforce housing (affordable to teachers, firefighters, police officers, nurses, etc.). Challenge the University of Arizona to work closely with the Jefferson Park Neighborhood to implement an innovative program in Employer-Assisted Home ownership housing for entry-level staff and faculty.

Policy 3.2

Integrate students and youth into the Neighborhood.

- 3.2.1 Hold neighborhood social events such as barbecues and block parties at the beginning of each school semester and throughout the year, inviting students and young people in the Neighborhood. Work with the University of Arizona Dean of Students, Tucson Unified School District and others to connect with students and other neighborhood youth in a meaningful and positive way.
- **3.2.2** Target students and youth in the Neighborhood to participate in focus groups and positive interactions to address neighborhood issues.
- 3.2.3 Create a neighborhood 'welcome wagon team' to welcome students and others to the Neighborhood and to provide information that will encourage open communication and positive involvement in the Neighborhood.



Jefferson Park Elementary School



Policy 3.3

Encourage renters to be actively involved in the Neighborhood.

Strategies:

- **3.3.1** Work with the owners and landlords of neighborhood housing properties and others (Arizona Multi-family Housing Association, University of Arizona Human Resources and Tucson Police Department, etc.) to connect with renters in a meaningful and positive way.
- **3.3.2** Target renters and landlords in the Neighborhood to participate in focus groups and positive interactions to address neighborhood issues. Educate landlords and tenants about issues and their responsibilities.
- **3.3.3** Work with the University of Arizona to promote neighborhood rental housing for University staff and faculty.



Recreation and Playground Areas

Policy 3.4

Establish a comprehensive plan for neighborhood crime prevention.

Strategies:

- **3.4.1** Work with the City of Tucson Police Department, University of Arizona Campus Police, and the Ward III Council Office to determine specific needs and means for crime prevention in the Neighborhood.
- **3.4.2** Encourage the establishment/re-establishment of Neighborhood Watch in the Neighborhood.
- **3.4.3** Create a neighborhood "phone tree" and e-mail listserv for communication between neighbors.
- **3.4.4** Consider crime prevention in the development of neighborhood landscape and lighting plans. (Incorporate 'dark skies' criteria in any lighting plans.)
- **3.4.5** Promote walking groups in the Neighborhood.



Neighborhood Watch Program

Policy 3.5

Promote the health and beauty of the Neighborhood through consistent maintenance of public and private property, including alleys.

- **3.5.1** Schedule and hold regular neighborhood cleanup days, possibly in conjunction with barbecues or other social events. Coordinate these events with the Ward III Office and the University of Arizona. Encourage university service groups (sororities, fraternities, etc.) to work to improve their neighborhood.
- **3.5.2** Provide volunteers to assist elderly and other residents who may need help in maintaining their property including weeding and minor



Maintenance of Alleyways





Neighborhood Cleanup



painting. Work specifically with the University of Arizona to form a volunteer student group to assist elderly and other people with limited physical abilities to maintain their property. Assemble a directory of organizations that can provide maintenance and repair assistance to eligible households.

- 3.5.3 Distribute information to residents and landlords and other property owners regarding the City of Tucson's "Neighborhood Preservation Ordinance" that was enacted in 2003 to establish minimum standards for the maintenance of all residential and nonresidential buildings and property. (This is not to be confused with the proposed "Neighborhood Preservation Zone" or overlay district.)
- 3.5.4 Work with the City of Tucson and Ward III Office to ensure the enforcement of the above-mentioned ordinance including accumulation of refuse and vegetation, illegal dumping and littering, duty to remove weeds and refuse from sidewalks, streets, and alleys, registration of residential rental properties, junked motor vehicles, noise and graffiti.

Policy 3.6

Promote the involvement of neighborhood residents in the governance and activities of the Neighborhood.

- 3.6.1 Use a neighborhood newsletter as a means of keeping in touch with neighbors, including homeowners, property-owners, renters and landlords. The newsletter could not only inform neighborhood residents of ongoing projects, goals, recommendations, of the Board etc, but could also list community events/activities in adjoining neighborhoods, at Northwest Neighborhood Center, at the U of A etc.
- **3.6.2** Encourage neighborhood volunteers to seek appointments to various City and County Committees and to become educated in issues of importance to the Neighborhood.
- 3.6.3 Build on the Neighborhood e-mail list, create a "phone tree", and use these means to develop strong communication between neighbors. Develop a quick and consistent means of contacting neighborhood residents who do not have access to e-mail.
- 3.6.4 Publish a regular neighborhood newsletter including the dates of the Neighborhood meetings, schedule more Saturday meetings, and organize regular neighborhood events in addition to meetings.
- **3.6.5** Offer educational programs in the Neighborhood. Work with Pima College to offer special interest courses in the neighborhood.
- **3.6.6** Create a neighborhood system for bartering and exchange of skills; establish a neighborhood tool bank.
- **3.6.7** Organize occasional tours to introduce residents to things neighbors have done to improve their homes and the Neighborhood ambience.

- **3.6.8** Hold regular pot lucks, etc., to encourage neighbors to meet each other, communicate, and collaborate (shared gardens, work trades, etc.).
- **3.6.9** utilize the Jefferson Park School as a hub for neighborhood activities and programs.
- $\bf 3.6.10$ Establish a program to honor neighbors for their contributions to the neighborhood.

APPENDICES

Appendix A Inventory and Analysis

Appendix B Jefferson Park Illustrative Landscape and Streetscape Master Plan

Appendix C Neighborhood Survey and Results

Appendix D Neighborhood Plan Meetings and Participation

Appendix E City of Tucson, *University Area Plan* (Adopted 1989, Amendments 1991 and 2003)

Appendix F University of Arizona, Comprehensive Campus Plan $\ 2003$, Executive Summary