



The Southern Arizona AIDS Foundation
Glenn Street Apartments
 Master Plan and Additional Unit Design



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

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 Request for Technical Assistance by the Southern Arizona AIDS Foundation

SAF



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Disclaimer

The information in this report is intended as guidance for the Southern Arizona AIDS Foundation in informing decisions related to this project. The research, public design process, and design recommendations were achieved to the best knowledge and judgement of the Drachman Institute staff and employees, and is subject to verification by the Southern Arizona AIDS Foundation or other parties prior to implementation of any action.

Project Credits

Drachman Institute
www.drachmaninstitute.org
The Drachman Institute (DI) is a research and public service unit of the Collage of Architecture and Landscape Architecture at The University of Arizona dedicated to the environmentally sensitive and resource-conscious development of neighborhoods and communities.

DI Contributing Team
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Kirsten Hoak, *Administrative Staff*
Bachelor of Architecture Students
 Brandon Schans (Project Lead) *graduated May 2008*
 Kate Fiegen, *graduated May 2008*
 David Joslin, *graduated May 2008*

Southern Arizona AIDS Foundation (SAAF) Contributing Team
Jerry Anderson, *SAAF Property Manager*
Current Residents of SAAF's Glenn Street Apartments

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Request for Technical Assistance by the Southern Arizona AIDS Foundation

The Drachman Institute (DI), through a request from the Southern Arizona AIDS Foundation (SAAF), has been requested to provide the following services for the Glenn Apartments:

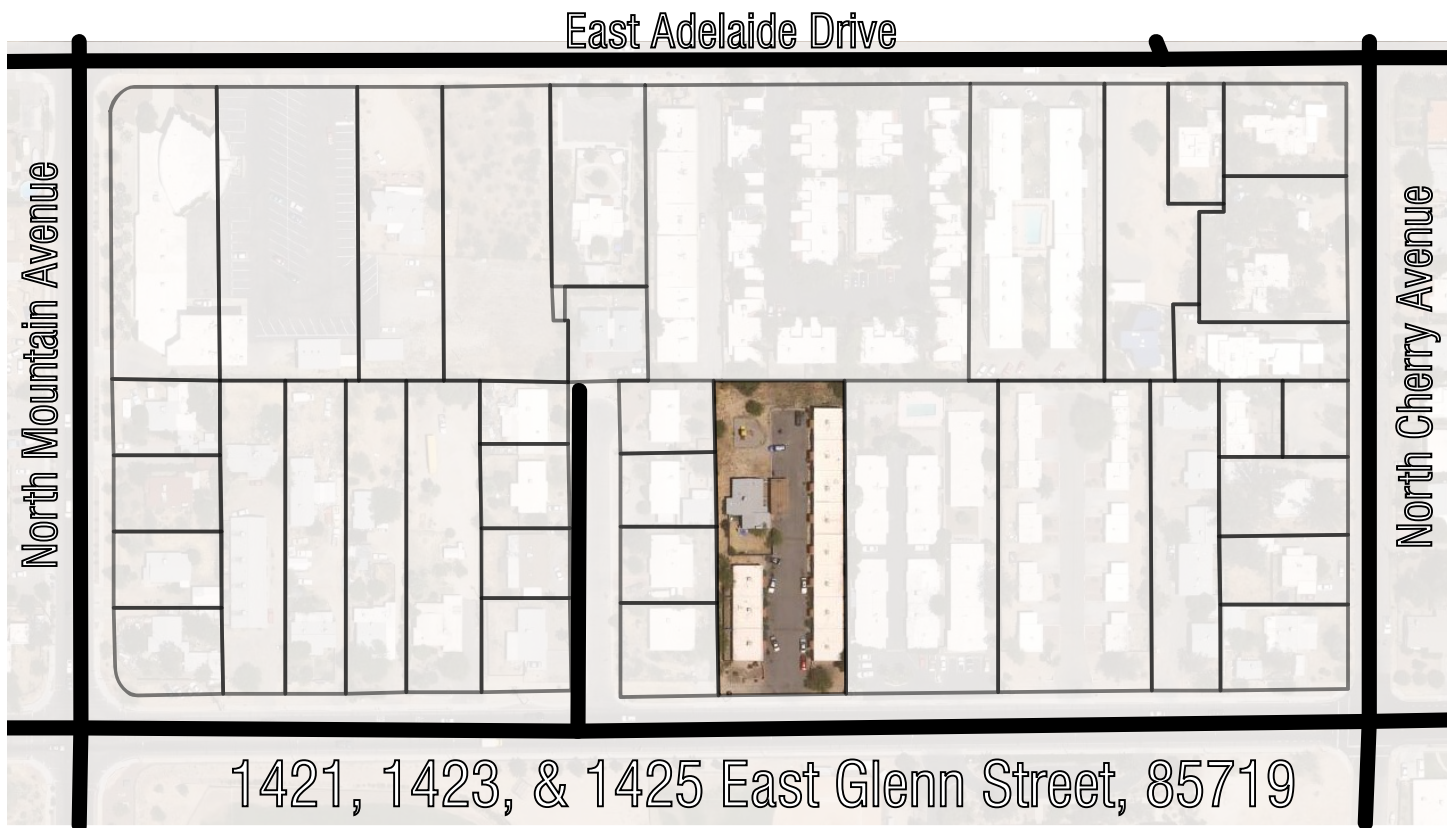
- Assessment of the property with recommendations for additional units on the undeveloped area of the parcel
- Feasibility study of converting the carport into a community room
- Preliminary design for additional housing units, a community room, and landscaping of the entire complex

SAAF property on Glenn Street features a two-bedroom house built in 1949 and eleven two-bedroom units built in 1980, a carport which also serves as a laundry area and a playground area with a composite material swing set. There is also an undeveloped parcel at the back of the property where additional units could be built.

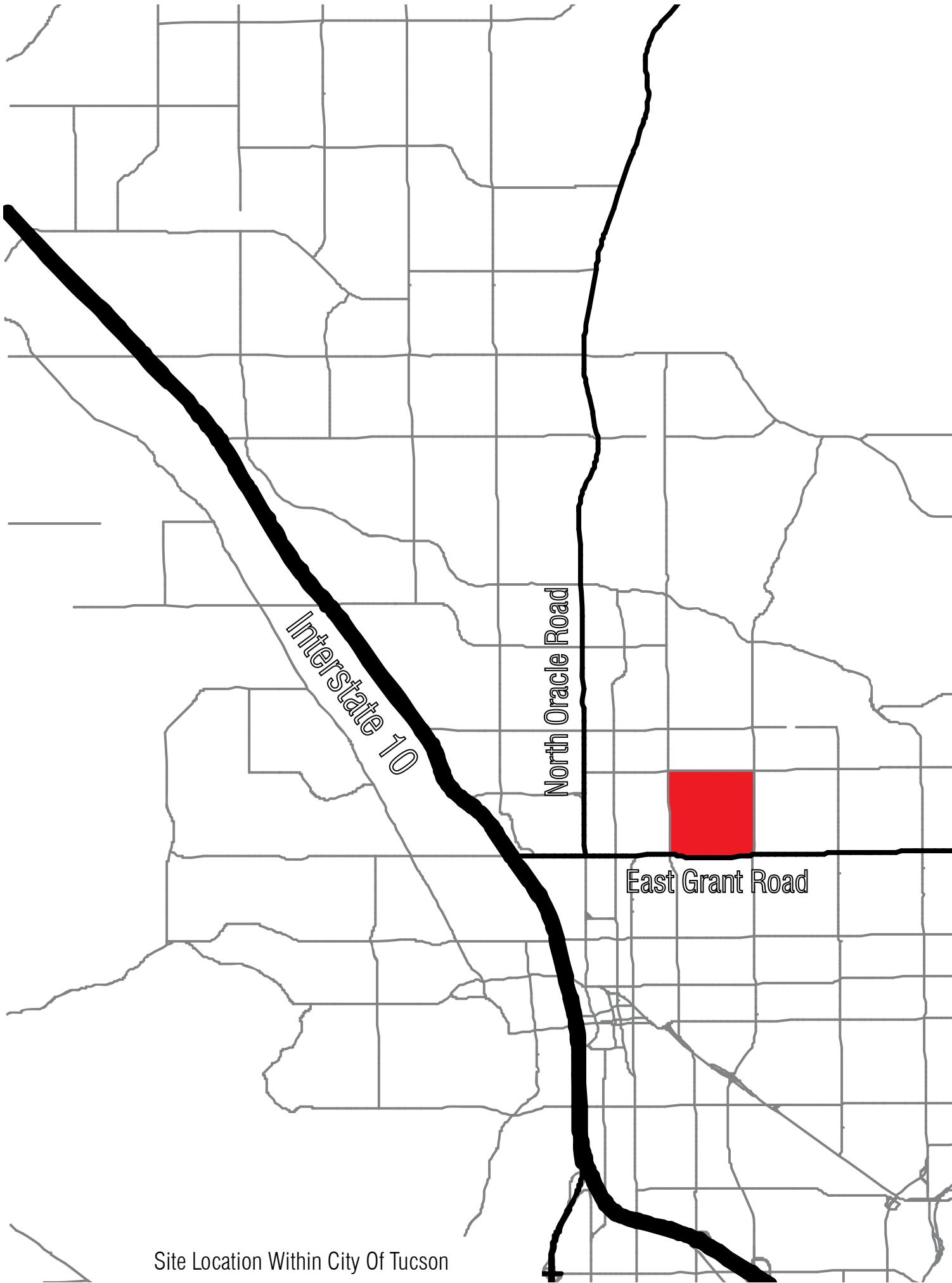
The following document is the cumulation of work DI has accomplished with cooperation and coordination of SAAF and current residents of the Glenn Street Apartments. The intent of this work is to provide SAAF with design recommendations and documentation for grant applications or proposals.



Site Location within City Block

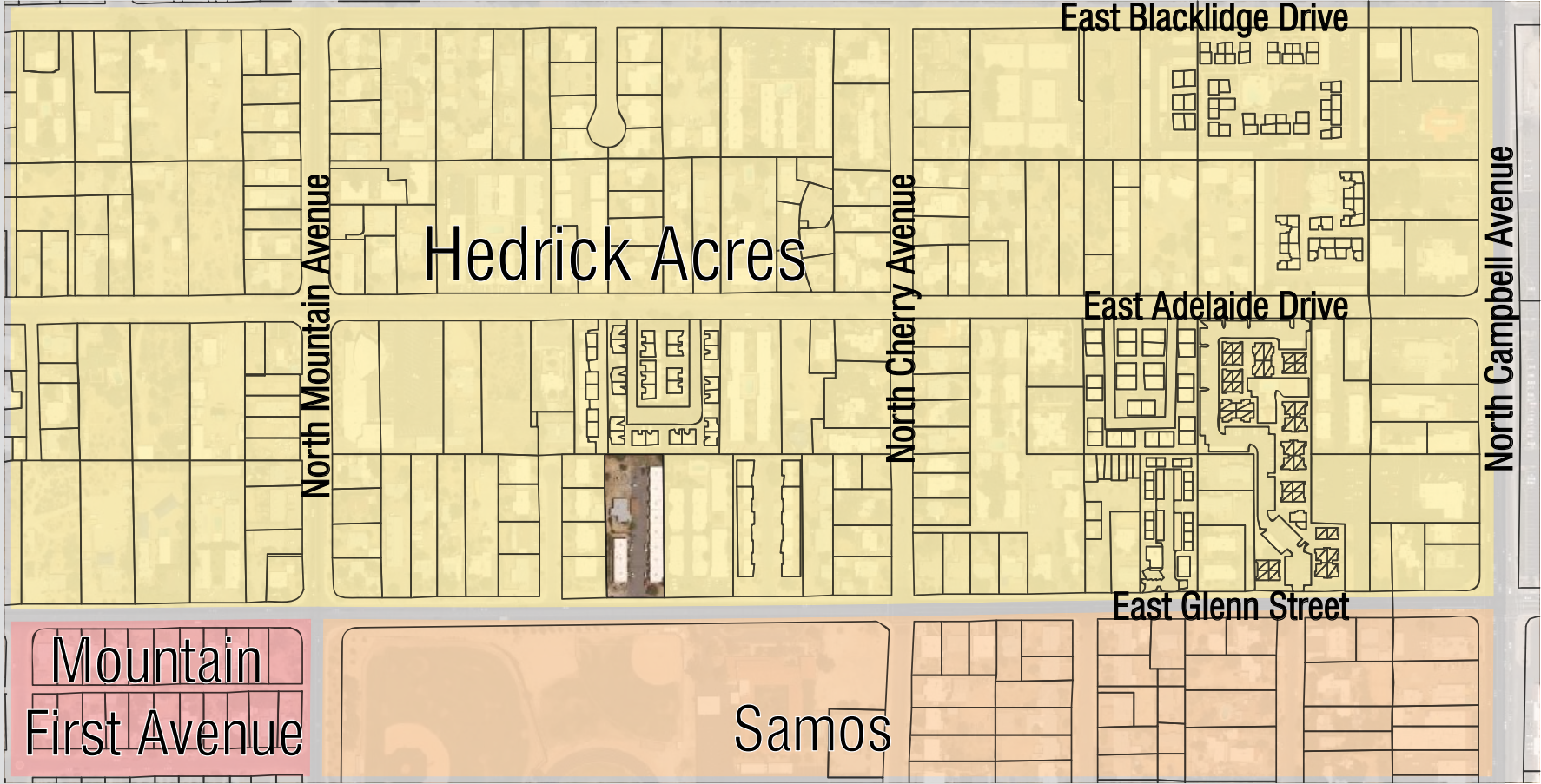


Site Location within Neighborhood Block



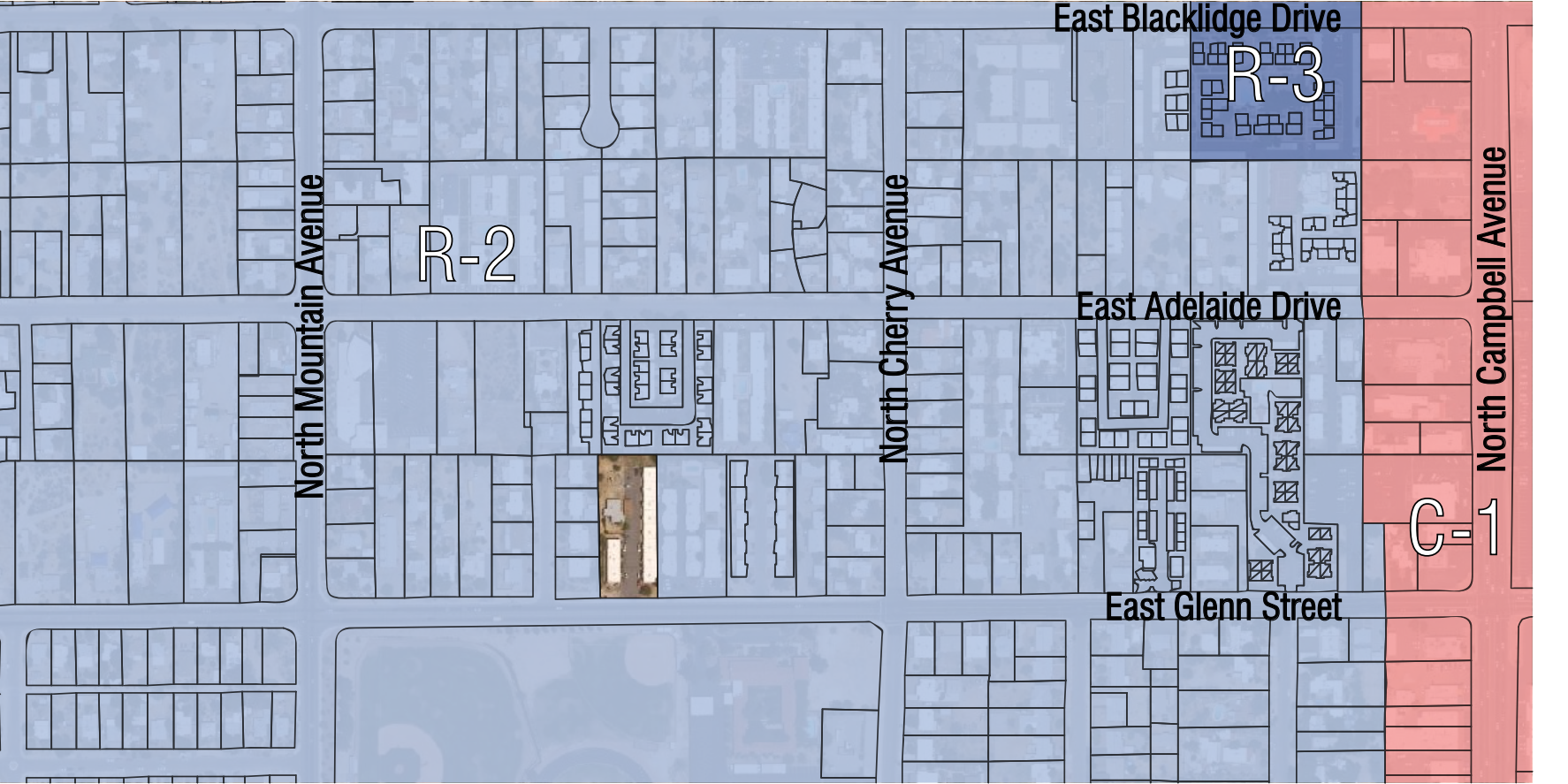
Site Location Within City Of Tucson

The Southern Arizona AIDS Foundation’s Glenn Street Apartments are located at the southern edge of the Hedrick Acres Neighborhood just north of the Samos Neighborhood and to the north east of the Mountain First Avenue Neighborhood.



Neighborhoods Surrounding Site

The Glenn Street Apartments are located within a residential zone with a R-2 classification. This zone is defined by the Tucson Land Use Code to provide for medium density, single-family and multifamily residential development, together with schools, parks, and other public services necessary for an urban residential environment. The site is located near the north-south Campbell Avenue commercial zone C-1 which provides for low-intensity commercial and other uses that are compatible with adjacent residential uses.



Zoning Surrounding Site



Density and Use of Block Surrounding Site

Due to the relatively large parcel allocation in this neighborhood, a good portion of the parcels surrounding the site have been developed as multi-family residential with some single family detached housing units. The site is directly adjacent to the Salpointe Catholic High School, and diagonally across from the Mountain Avenue Church of Christ. The site is surrounded by other renter occupied apartment complexes and owner occupied condominiums.

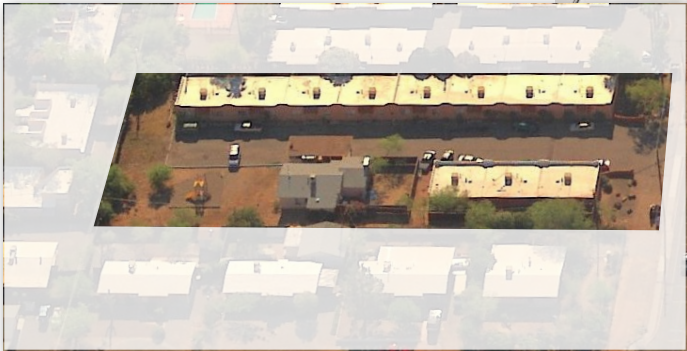


Vegetation Density of Block Surrounding Site

The vegetation of the area surrounding the site is limited in diversity and contains both native and imported plants and trees of low to medium height.



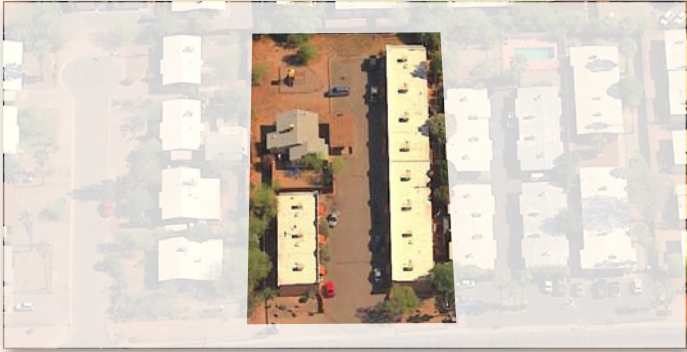
Bird's Eye View From North



Bird's Eye View From West



Bird's Eye View From East



Bird's Eye View From South



Water retention area at north end of site



A - Southeast view of water retention area from Northwest corner of site



B - Southeast view of space between existing playground equipment and house



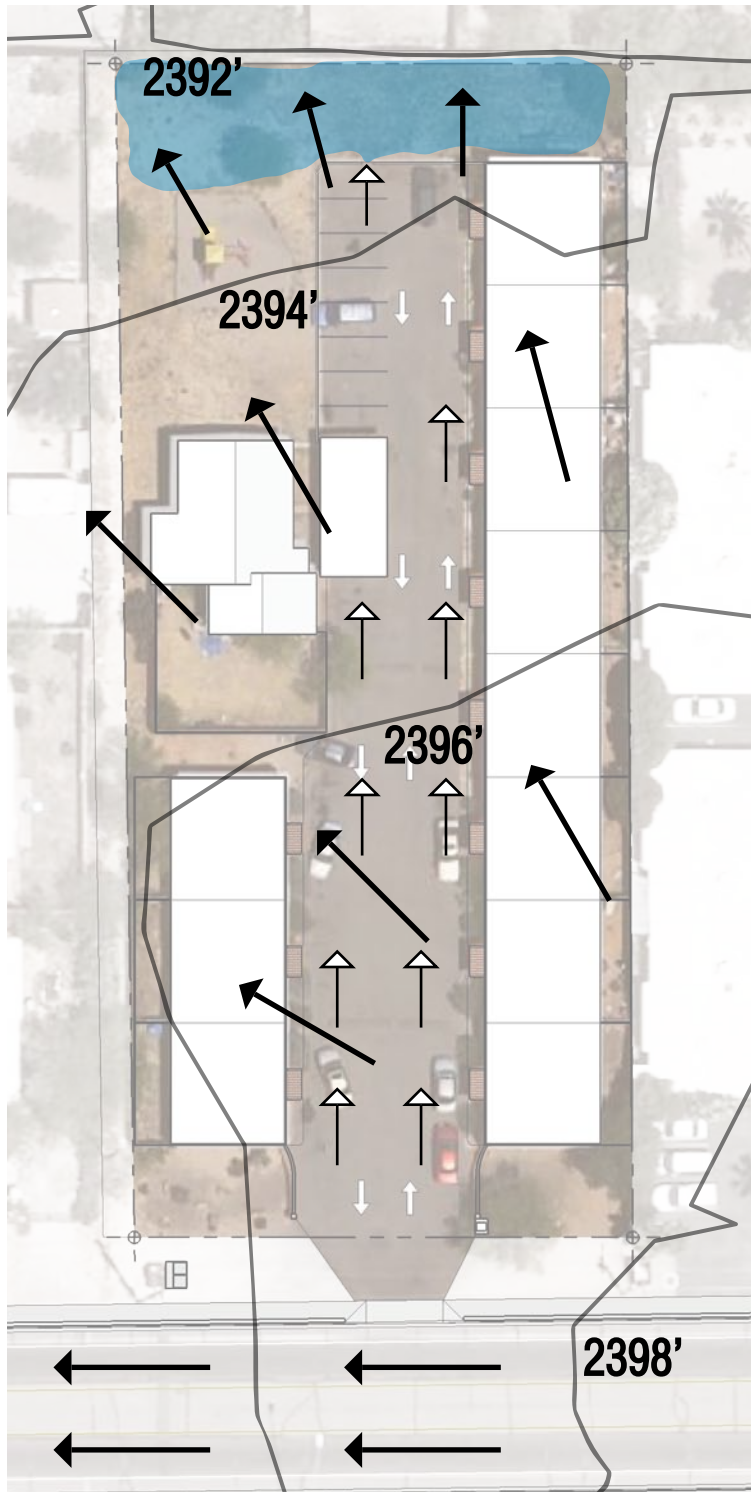
C - South-West-North panorama view from midway along eastern apartments



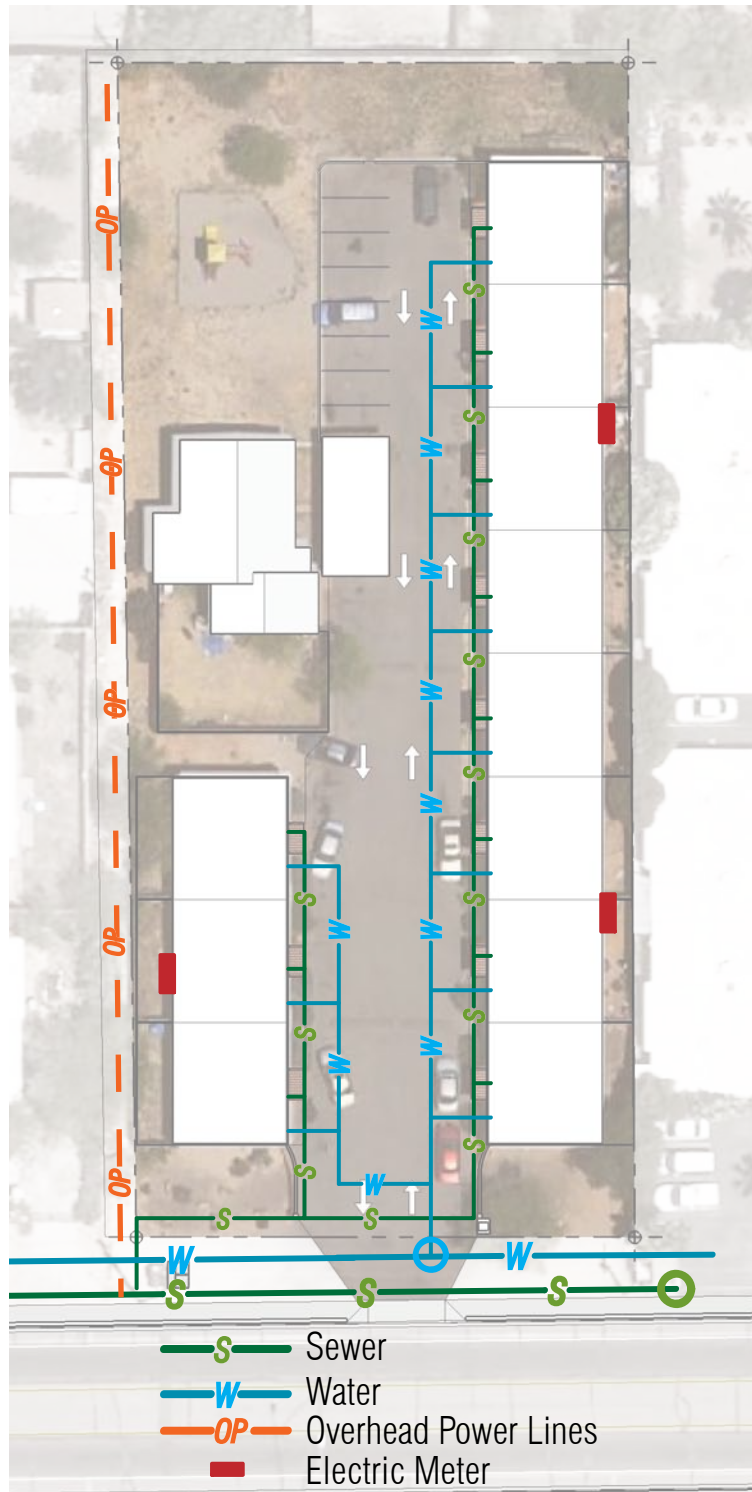
Existing overhang treatments above individual apartment entrances



Entry view from Glenn Street



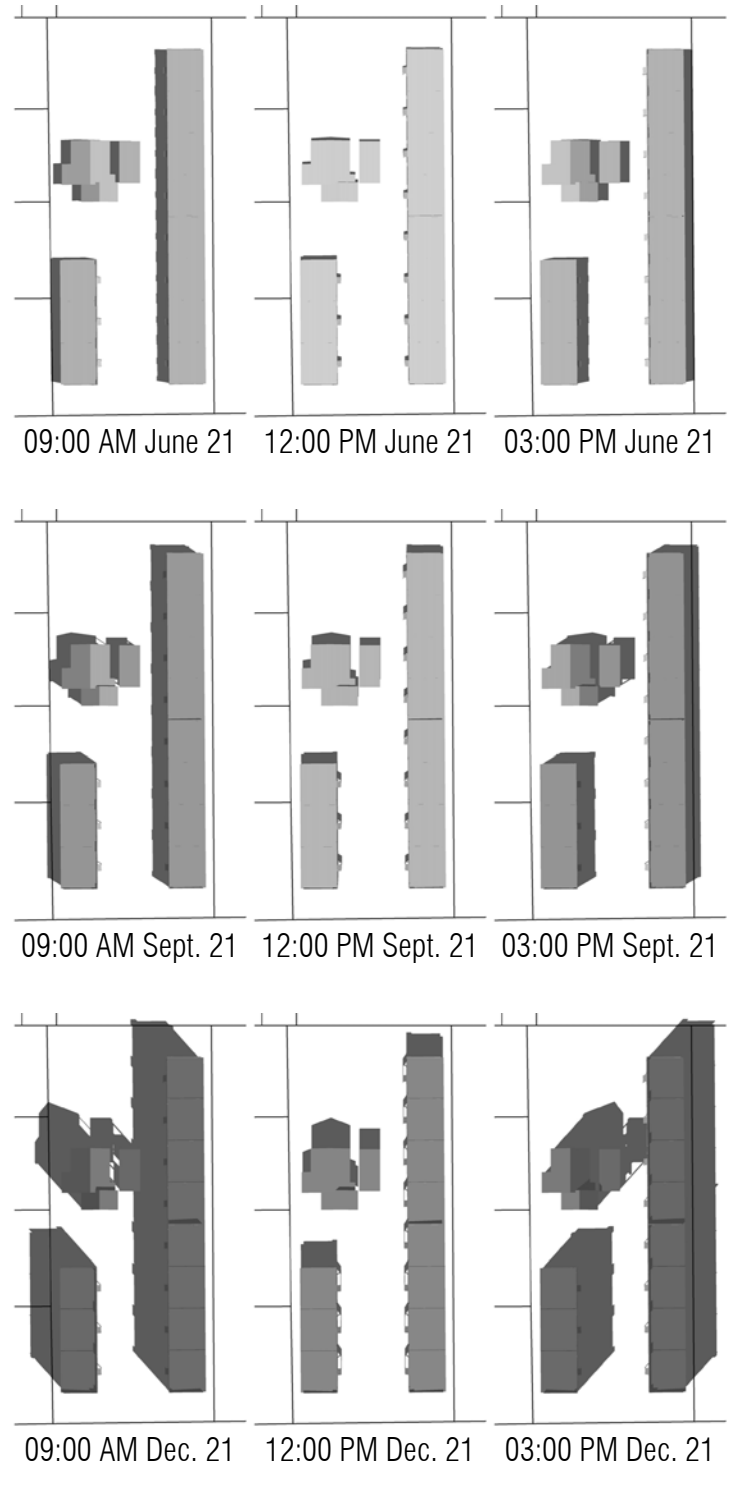
Site Topography and Watershed
 The overall topography of the site slopes from the south-east on the street side to the northwest. Water runoff flows primarily in a south to north direction down the main paved drive and collects at the unpaved area on the northwest part of the site.



Site Utilities From Existing Documentation
 The water and sewer utilities run along the south end of the site through the unpaved portion of the city right of way. This area is defined by the sidewalk and the property line. There is an overhead power line easement which is defined by the fences of the western apartment units and the fences of the properties to the west.



Site Vegetation
 The illustration above depicts the major vegetation areas within the site. There is no vegetation along the central axis of the site.



Solar Study - Shade Cast by Existing Buildings
 The central avenue of the site receives almost no shade during the summer months from the surrounding buildings. This makes the space between the buildings inhospitable during that period of time.

0.84 spaces (0.43 Class A, 0.43 Class B)

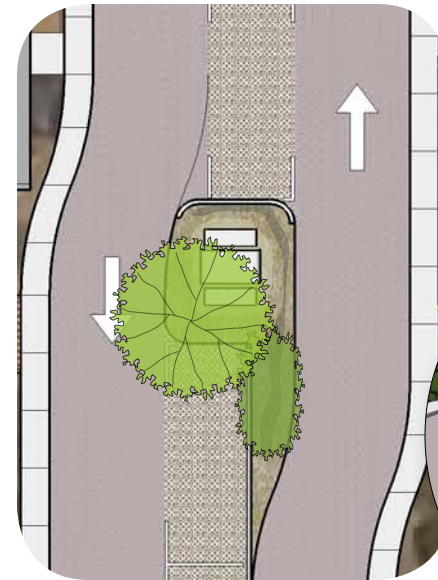
Community Room Garden

- Water retention area around community room can be vegetated to provide privacy screening from adjacent lots
- This vegetated area can also be used to create a micro climate condition which will provide a cooling effect to the outdoor spaces around the community room.



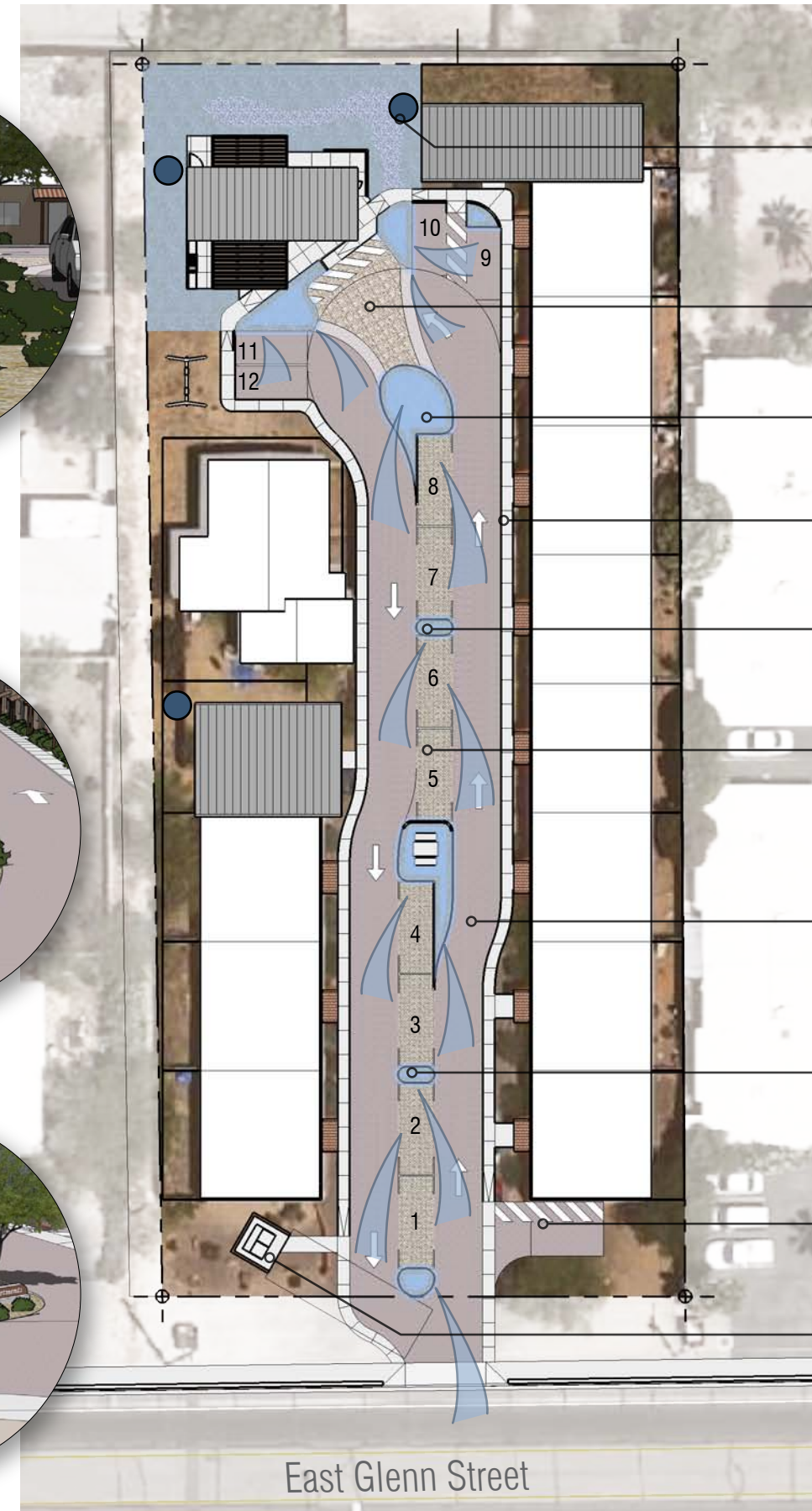
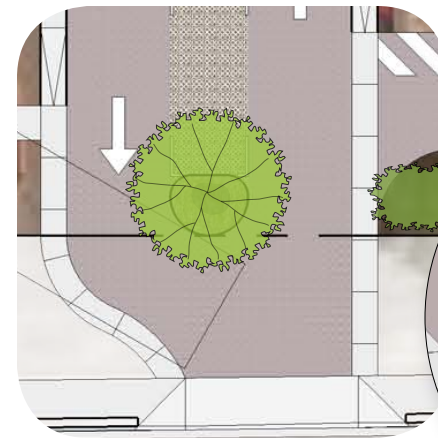
Mid-Site Picnic Oasis

- Add simple site furnishings to the water retention area between the two parking blocks to create a small gathering space.
- This area can also be vegetated to create a shaded location along the major axis of the site.
- This planted area creates a jog in the vehicle travel lane which will induce a traffic calming effect along this access corridor.



Entry Gateway

- Constricted entry and split travel lanes at the entrance will help to define the site from the street and establish a screened community boundary.
- This area can use vegetation and signage as screening devices.



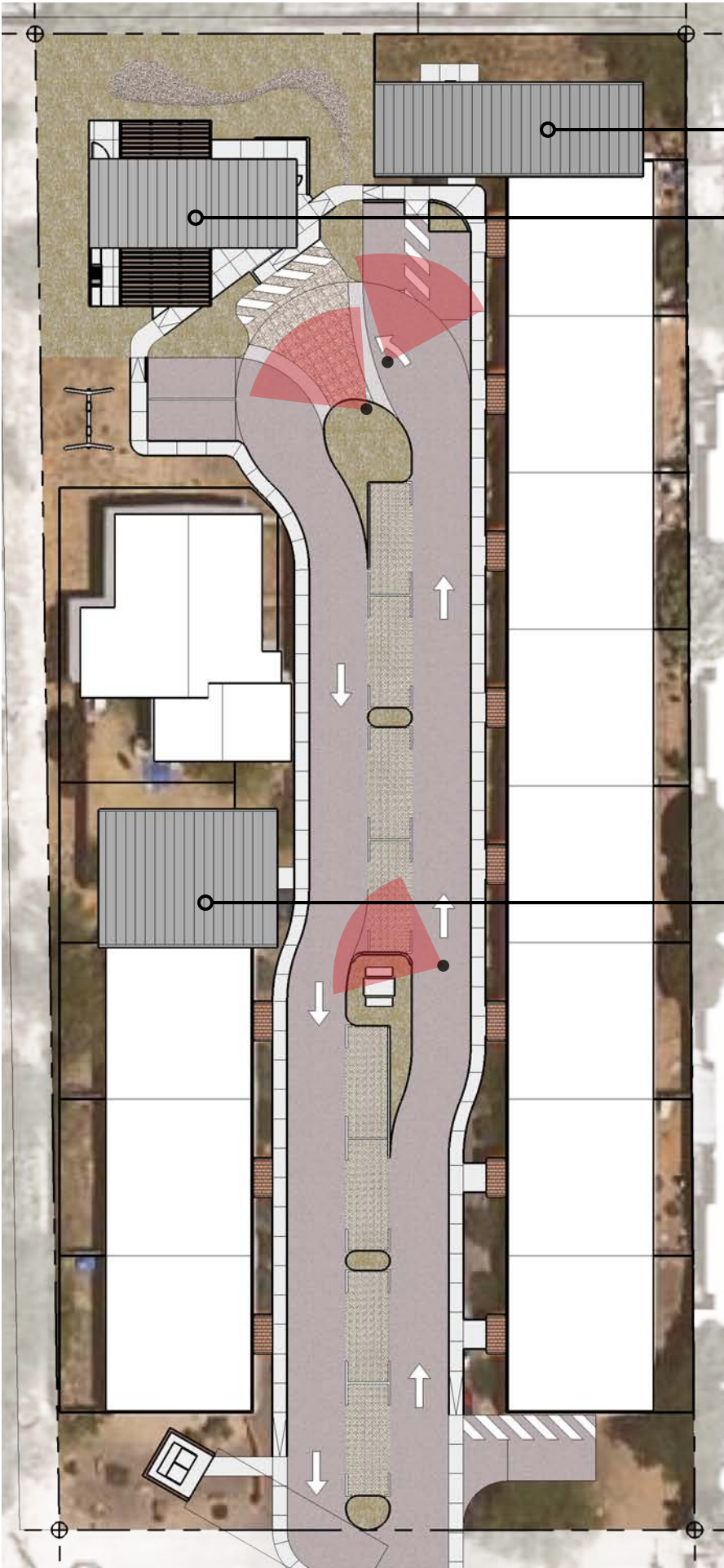
- Water Collection Cisterns
- Traffic Turnaround and Direct Drainage
Raised speed table and surface material change to improve pedestrian safety
- Retention Basin
Planting area at the center of vehicle turnaround
- Pedestrian Path
Accessible pathway to all units and amenities on site
- Retention Basin
Intermittent planting areas between parking spaces
- Parking Strip
Parallel parking can be accessed from either travel direction
- Travel Lane Jog
Narrowing the travel lane promotes traffic calming
- Retention Basin
Intermittent planting areas between parking spaces
- Loading Area
Passenger loading
- Dumpster
Enclosure on property and access area outlined

Proposed Site Plan - site strategies and water runoff diagram

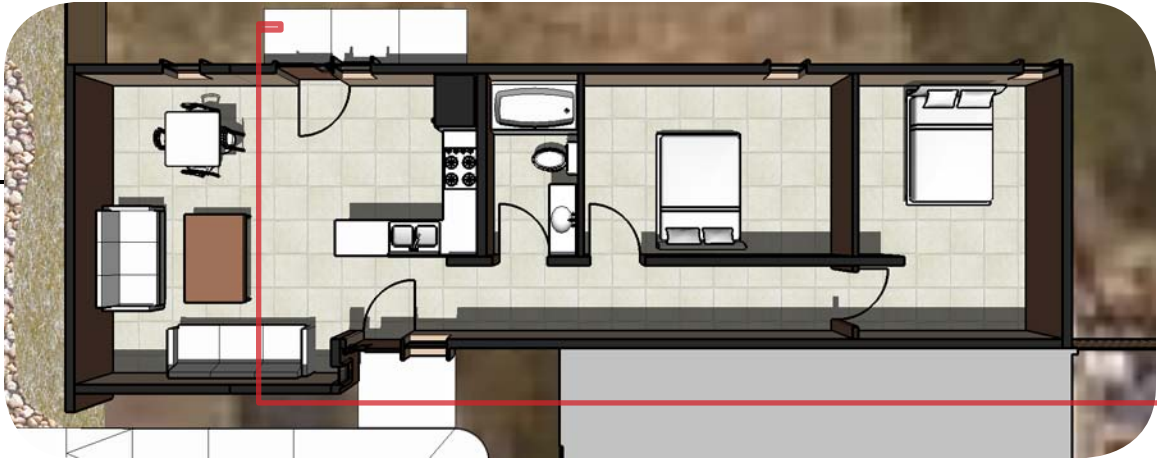
Program Requirements

Site Improvements

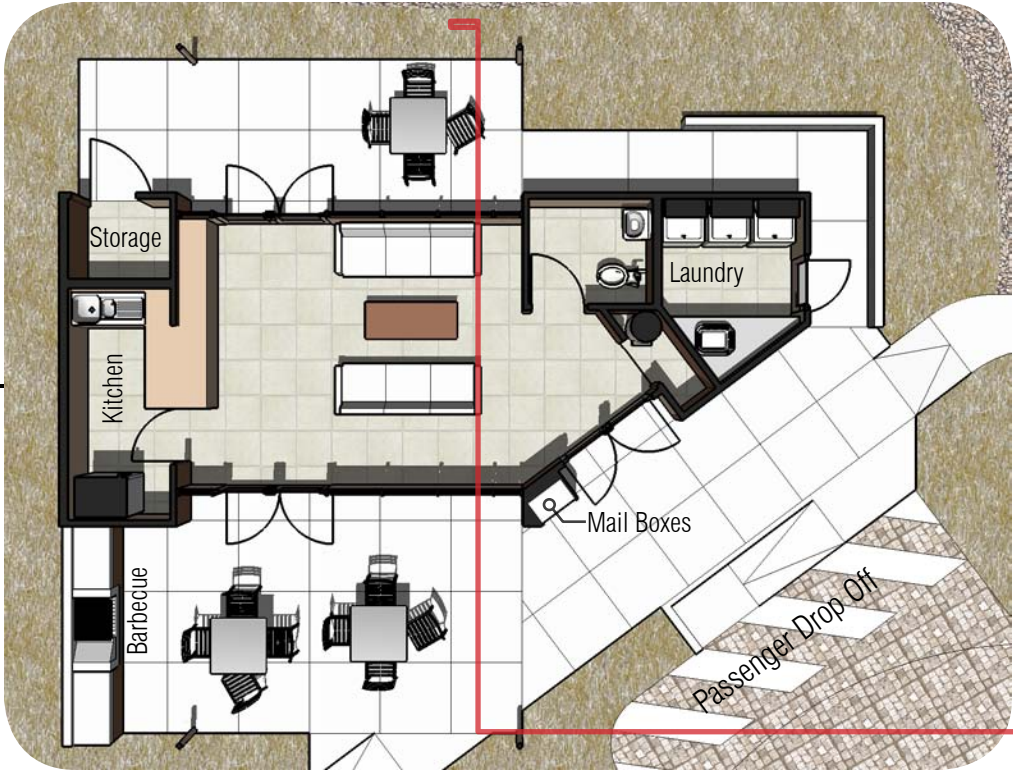
- The site must provide all of the parking required by the existing and proposed residential units as per the land use code.
- There must be egress and emergency access to all units.
- Fire sprinklers are required by code for buildings more than 150 feet from the center line of the adjacent street.
- The site should provide recreation amenities such as picnic tables and barbecues.
- The site should incorporate shading strategies to reduce solar gain on existing buildings.
- The planted areas in front of each residential unit should be increased to provide vegetative screening for privacy and shading of unit windows.
- The vehicular drive between the existing buildings should become less linear to create a more intimate sense of community and promote pedestrian interaction.
- The area of existing paving should be reduced to incorporate more permeable ground surfaces.
- The entry should be redefined to incorporate a buffer between the street and the property line



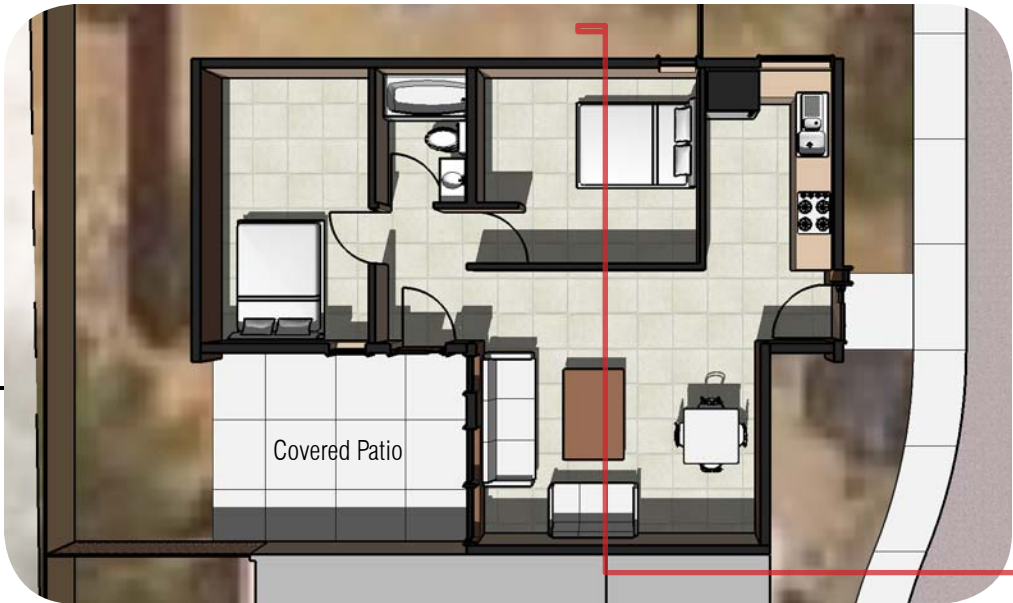
Proposed Site Plan - new units and community building



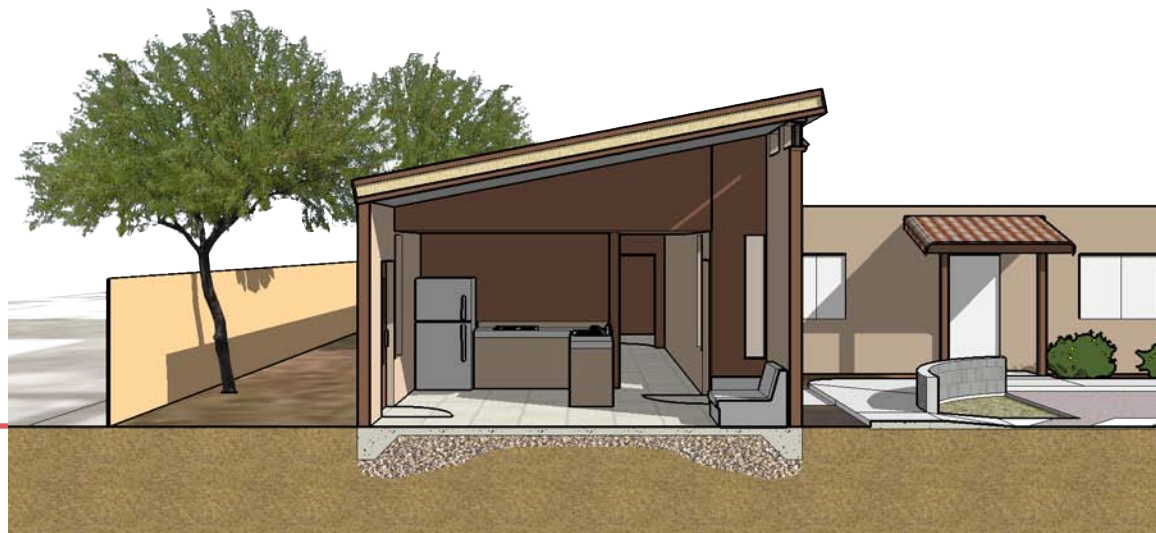
Residential Unit One - 2 bedrooms, 1 bathroom - 890 sq. ft.



Community Center - kitchen, laundry, storage, and mail boxes - 590 sq. ft. + patios



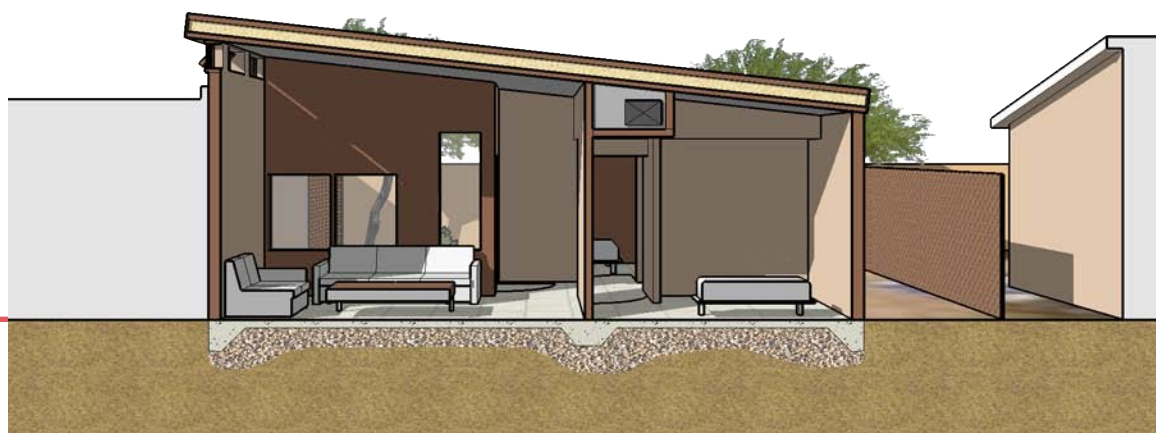
Residential Unit Two - 2 bedrooms, 1 bathroom - 750 sq. ft. + covered patio



Residential Unit One - section through living room and kitchen



Community Center - section through main gathering space and patios



Residential Unit Two - section through living room and bedroom



Front facade and entry of unit one as viewed from turnaround



Front facade and entry of community room as viewed from turnaround



Front facade and entry of unit two as viewed from picnic oasis

Program Requirements

Community Center

- The function/purpose is to provide facilities for residents to do laundry on site and provide a space where gathering and group dining can occur.
- Laundry area should be maintained as a separate space with room for 1-2 washers and dryers.
- Gathering spaces should be equipped to handle potlucks, meetings, and leisure activities with space for a small kitchenette (sink, counter and refrigerator).
- A space for maintenance storage should also be included (36 sq. ft.).
- Center should also include outdoor gathering and barbecuing space.
- Area: 600 sq. ft.
- Number of Occupants: 30-40

Residential Units

- These two-bedroom units need to incorporate a full kitchen, living and dining areas, and a bathroom.
- The units must also be handicap accessible (unit adjacent to van access).
- The units should be more efficient in terms of energy consumption by utilizing passive strategies and responding to solar orientation.
- The roofs these new units are raised above the adjacent existing units to allow for windows that can take advantage of natural light and ventilation on the south side.
- The overhang of the roof provides an appropriate amount of shading to windows during the summer and it allows for solar gain during the winter.
- Area: 900 sq. ft. each
- Number of Occupants: up to 4 each