



Menlo Park Neighborhood Plan

Workshop/Taller



May 7, 2022

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Welcome & Workshop Program

Menlo Park Neighborhood Plan

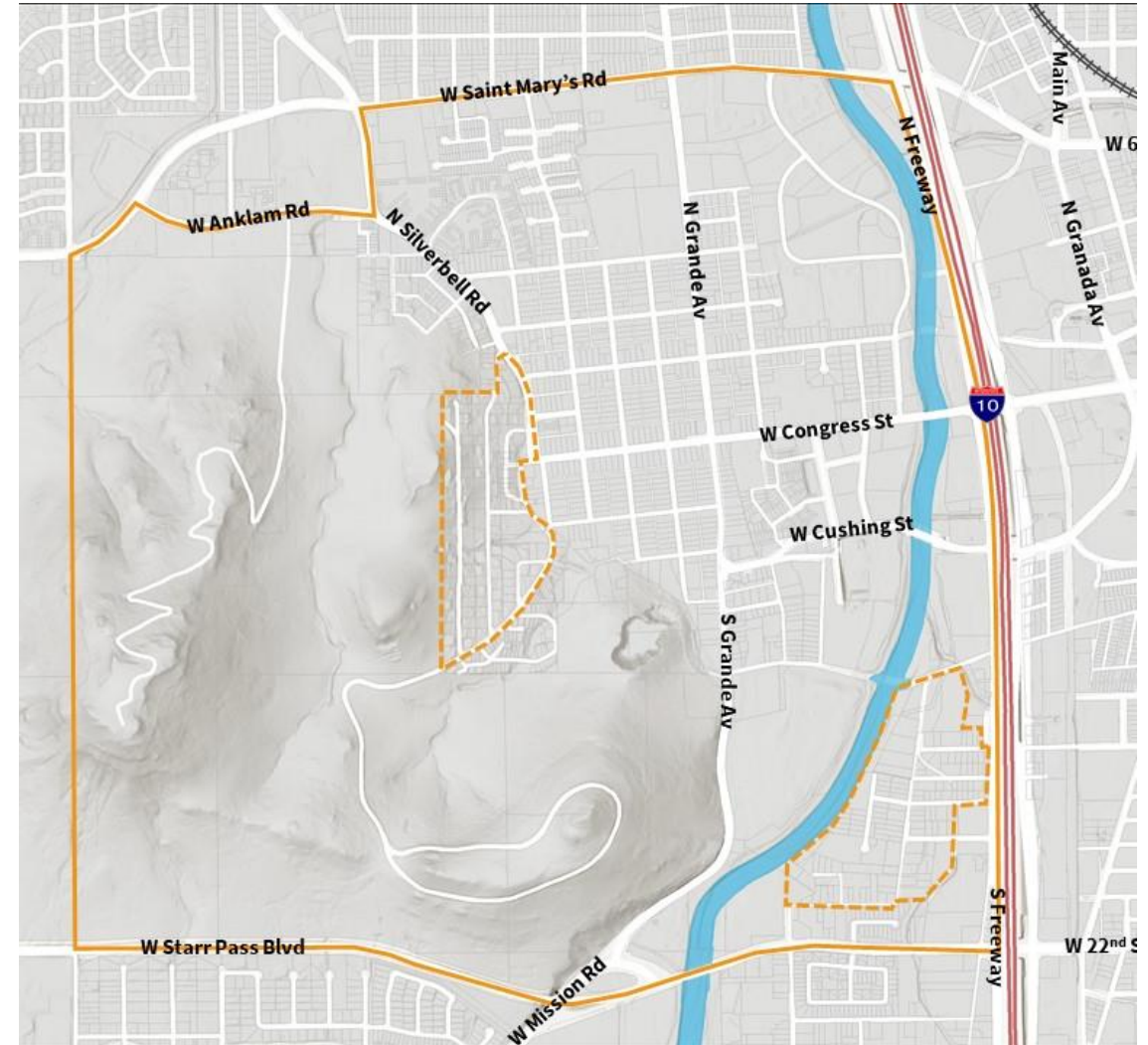
Workshop Program

Registration

- Light Breakfast and Registration 8:30 to 9:00 am
- Program: 9:00 AM to Noon

General Assembly Session (35 Minutes)

- Welcome, Purpose of Workshop, Introduction of Speakers
 - Lane Santa Cruz, City of Tucson Vice Mayor/Ward 1
 - Zach Yentzer, President, Menlo Park Neighborhood Association
- Overview Presentation (35 Minutes)
 - Neighborhood Plan Team
 - Neighborhood Plan Background
 - Current Conditions Assessment Findings
 - What We Heard
 - Introduction Neighborhood Plan Elements



Menlo Park Neighborhood Plan

Workshop Program

Neighborhood Plan Element Session

- Focused Neighborhood Plan Element Sessions (5 Topic Rotations of 20 Minutes Each)
- Neighborhood Plan Element Topics
 - Heritage, Historic Preservation
 - Housing
 - Transportation, Connectivity, Mobility
 - Parks, Recreation, Open Space, Environment
 - Economic Development
- Closing Remarks



Invited Speakers

Menlo Park Neighborhood Plan

Speakers



Lane Santa Cruz, City of Tucson Vice Mayor & Council Member for the Ward 1 Office

Menlo Park Neighborhood Plan

Speakers



Zach Yentzer, President, Menlo Park Neighborhood Association

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Neighborhood Plan Team

Menlo Park Neighborhood Plan

Project Team

MENLO PARK NEIGHBORHOOD ASSOCIATION

- Zach Yentzer, President
- Raúl Ramirez* and Wendy Sterner, Vice Presidents
- Anthony Martínez Nelson *
- Gilbert Fimbres*
- Isabel Doe, Treasurer
- Keren Martínez*
- Liza Grant, Secretary
- Matt Perri, Historian
- Steve Brown, Parliamentarian

NEIGHBORHOOD PLAN STEERING COMMITTEE

- Wendy Sterner, Chair
- Brit Palomarez
- Danny Pagano
- Diana Hadley
- Greg Smith
- Keren Martínez*
- Liza Grant
- Matt Perri
- Raúl Ramirez*
- Shelly Glandon
- Steve Brown
- Teresa Welborn
- Zach Yentzer

MENLO PARK VECINOS

- Zach Yentzer
- Wendy Sterner
- Armando Rodriguez
- David Walker
- Gene Einfrank
- Isabel Doe
- Liz Martinez
- Lorraine Bartlett
- Mamta Popat
- Philip Stump Kennedy
- Raul Ramirez*
- Steve Brown

CITY OF TUCSON PLANNING & DEVELOPMENT SERVICES

- Koren Manning
- Rebecca Ruopp
- Lena Porell
- Kyle Kerns

THE PLANNING CENTER

- Linda Morales
- Maria Masque
- Adam Call
- Brian Underwood
- Chris Laria
- Daniel Bradshaw
- Lexy Wellott
- Kendra Potter
- Ana Quinonez
- Corky Poster, Poster Mirto McDonalds

* Barrio Sin Nombre Representatives

Menlo Park Neighborhood Plan

Workshop Team

CITY OF TUCSON FACILITATORS

- Koren Manning, Planning and Development Services
- Rebecca Ruopp, Planning and Development Services
- Lena Porell, Planning and Development Services
- Kyle Kerns, Planning and Development Services
- Amanda Smith, Planning and Development Services
- Dan Bursuck, Planning and Development Services
- Nick Martell, Planning and Development Services
- Ernesto Portillo, Housing and Community Development

THE PLANNING CENTER

- Linda Morales, The Planning Center
- Maria Masque, The Planning Center
- Chris Laria, The Planning Center
- Kendra Potter, The Planning Center
- Ana Quinonez The Planning Center

DESIGNATED RESOURCE STAFF

- Jodie Brown, Historic Preservation Officer
- Sarah Meggison, Housing and Community Development
- Patrick Hartley, Department of Transportation and Mobility
- Greg Jackson, Parks and Recreation
- Amanda Bruno, Economic Initiatives

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Neighborhood Plan Background

Menlo Park Neighborhood Plan

Legal Framework

Arizona Revised Statutes

- **Section 9-461.05** Mandates all municipalities in Arizona to adopt a citywide General Plan and update it every 10 years.
- **Section 9-461.08** Authorizes jurisdictions to prepare **Specific Plans** that **implement** the General Plan

City Of Tucson Unified Development Code (UCD)

- The UCD defines specific plans as “a detailed policy plan or regulation that implements the General Plan or any of its elements and includes subregional, area, and **neighborhood plans.**”

Menlo Park Neighborhood Plan

Why a Neighborhood Plan?



Sets the vision for Menlo Park and includes the goals and policies guiding the vision and the strategies needed to implement the goals.



Gives Menlo Park an increased ability to influence development in the neighborhood in a manner that furthers the overall intent of “Plan Tucson, City of Tucson General & Sustainability Plan.”



Provides guidance for the preservation of the natural, historic, cultural, and human resources of the neighborhood, while accommodating the development needs of a growing community.



Is part of an ongoing process for achieving and maintaining a healthy and sustainable neighborhood while balancing the continuing demands for future infill development of the Neighborhood.

Menlo Park Neighborhood Plan

Why a Neighborhood Plan?

The City Uses Neighborhood Plans To:

- ★ Implement the goals and policies in “Plan Tucson: City of Tucson General & Sustainability Plan,” ratified by the voters in 2013;
- ★ Provide guidance in the consideration of City initiatives and projects in the neighborhood; and
- ★ Review rezonings, special exceptions, and variance requests for development in Menlo Park.

Menlo Park Neighborhood Plan

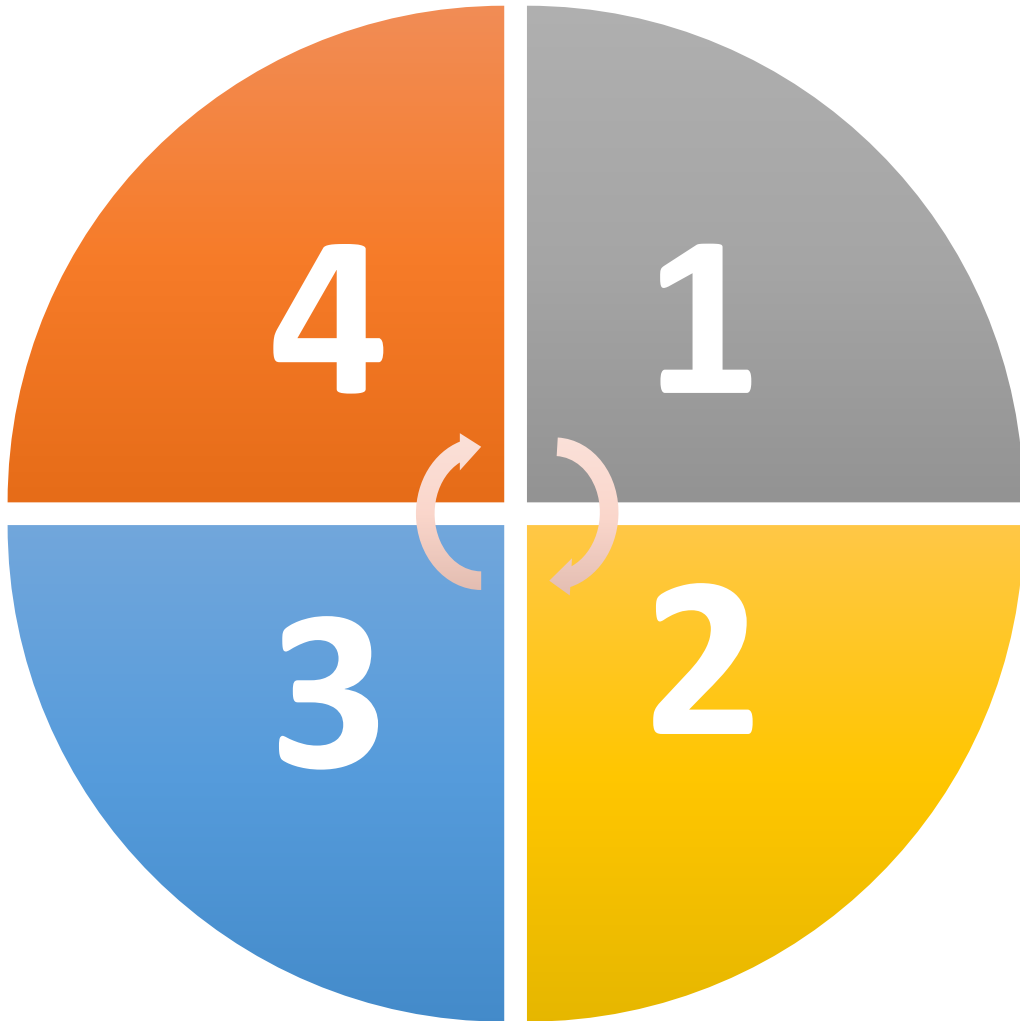
Previous Neighborhood Plan Efforts

The Menlo Park Neighborhood Association and the Neighborhood Plan Steering Committee:

- ★ Have been working towards the preparation of the Neighborhood Plan with the Ward 1 Office since 2018 with the assistance of then Council Member Regina Romero and now with Vice Mayor Lane Santa Cruz;
- ★ Conducted neighborhood engagement efforts; and
- ★ Issued a Request for Proposal for the selection of a consultant.

Menlo Park Neighborhood Plan

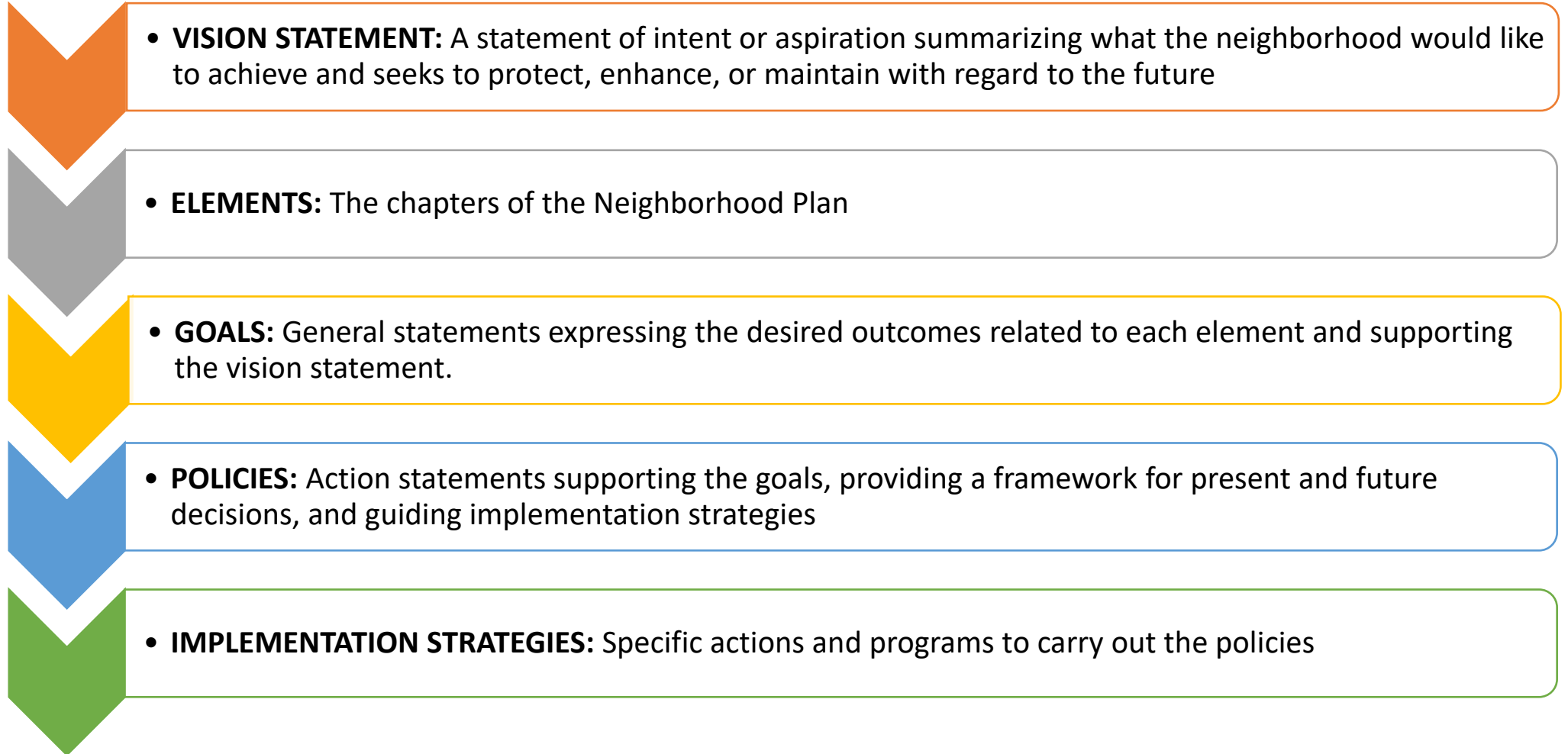
Planning Process Phases



1. Neighborhood Engagement
2. Current Conditions Assessment
3. Neighborhood Vision
4. Neighborhood Plan Preparation

Menlo Park Neighborhood Plan

Neighborhood Plan Components



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Menlo Park Current Conditions Assessment

TUCSON, AZ: AT A GLANCE |

2010 Census*

2019 American Community Survey*



TOTAL
POPULATION

520,116 → 541,482



TOTAL
HOUSEHOLDS

212,491



TOTAL HOUSING
UNITS

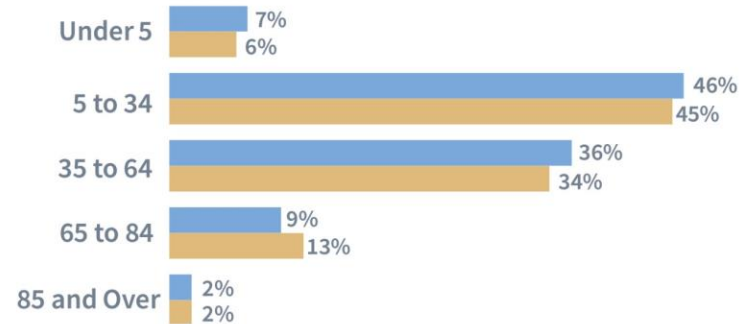
229,762 → 239,287

*The nationwide American Community Survey (ACS) uses continuous multi-year sampling to produce estimates for a variety of geographical areas, the smallest being the Census Block Group. The 2010 Census counts are included for comparison purposes.

TUCSON, AZ: AT A GLANCE |

2010 Census* 2019 American Community Survey*

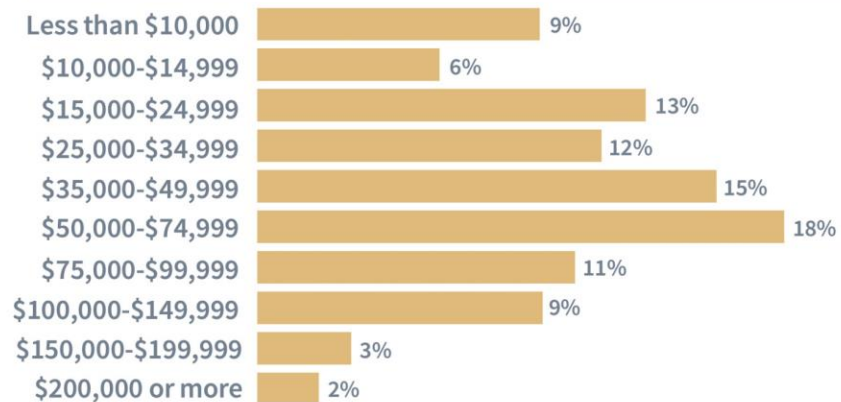
AGE



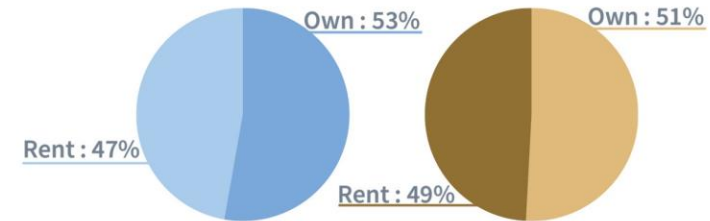
ETHNICITY



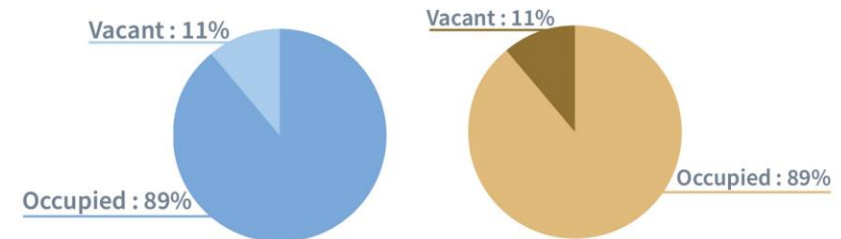
HOUSEHOLD INCOME



HOUSING TENURE



HOUSING UNITS



OCCUPATIONS



*The nationwide American Community Survey (ACS) uses continuous multi-year sampling to produce estimates for a variety of geographical areas, the smallest being the Census Block Group. The 2010 Census counts are included for comparison purposes.

MENLO PARK: AT A GLANCE |

2010 Census* 2019 American Community Survey*



**TOTAL
POPULATION**
7,653 → 7,824



**TOTAL
HOUSEHOLDS**
2,674



**TOTAL HOUSING
UNITS**
2,901 → 3,035

*The nationwide American Community Survey (ACS) uses continuous multi-year sampling to produce estimates for a variety of geographical areas, the smallest being the Census Block Group. The 2010 Census counts are included for comparison purposes.

MENLO PARK: AT A GLANCE

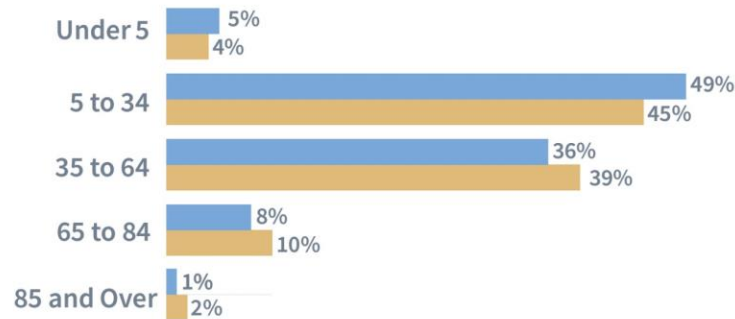


2010 Census*



2019 American Community Survey*

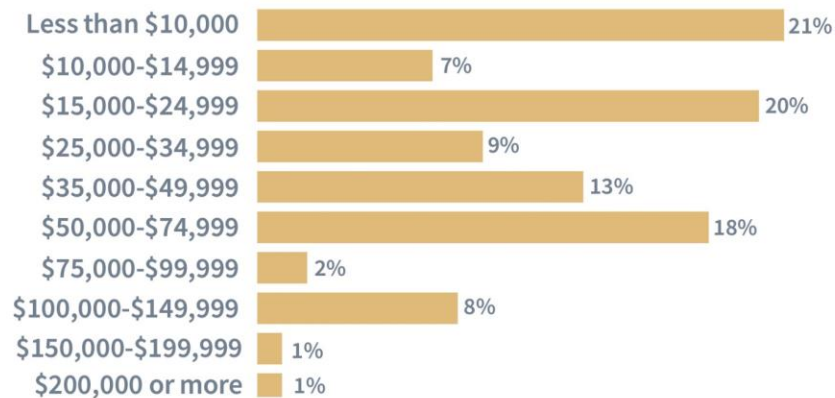
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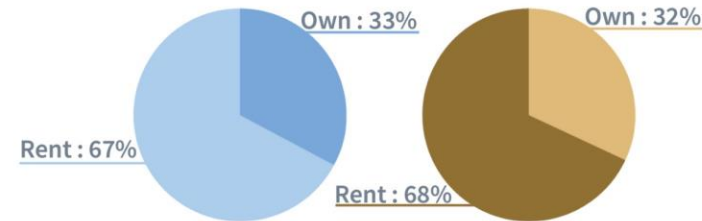
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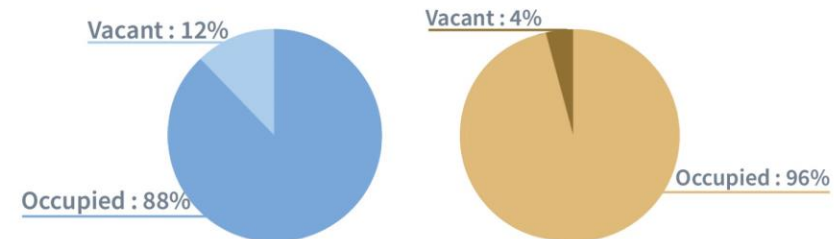
HOUSEHOLD INCOME



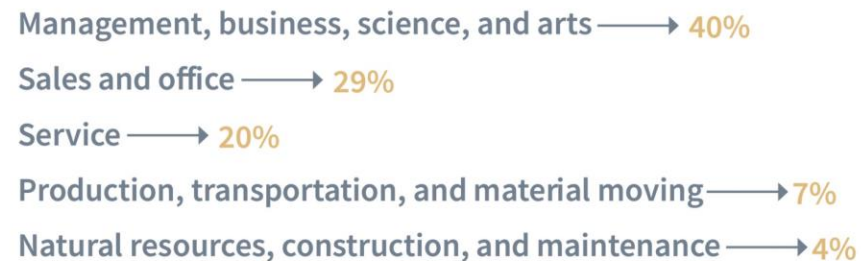
HOUSING TENURE



HOUSING UNITS

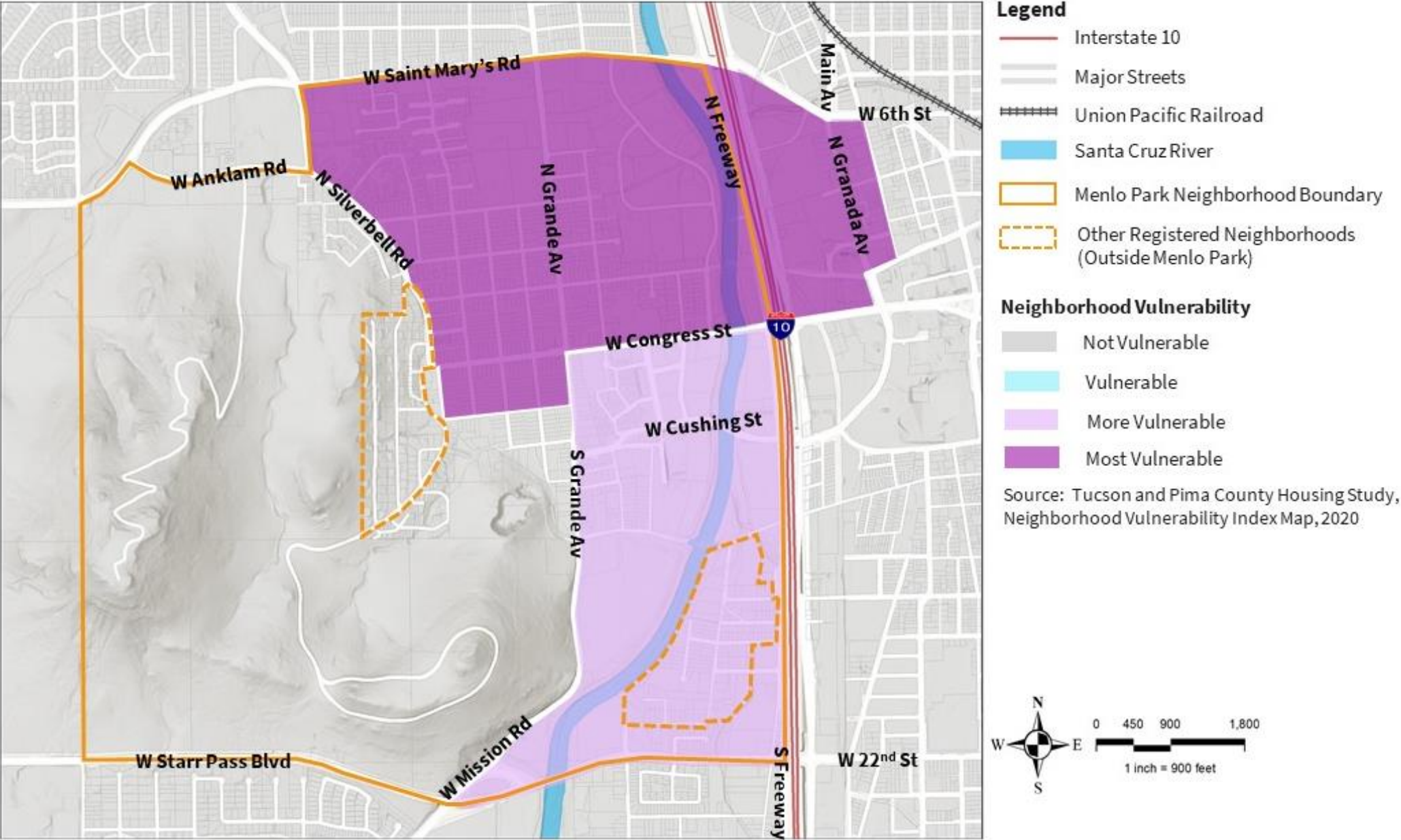


OCCUPATIONS

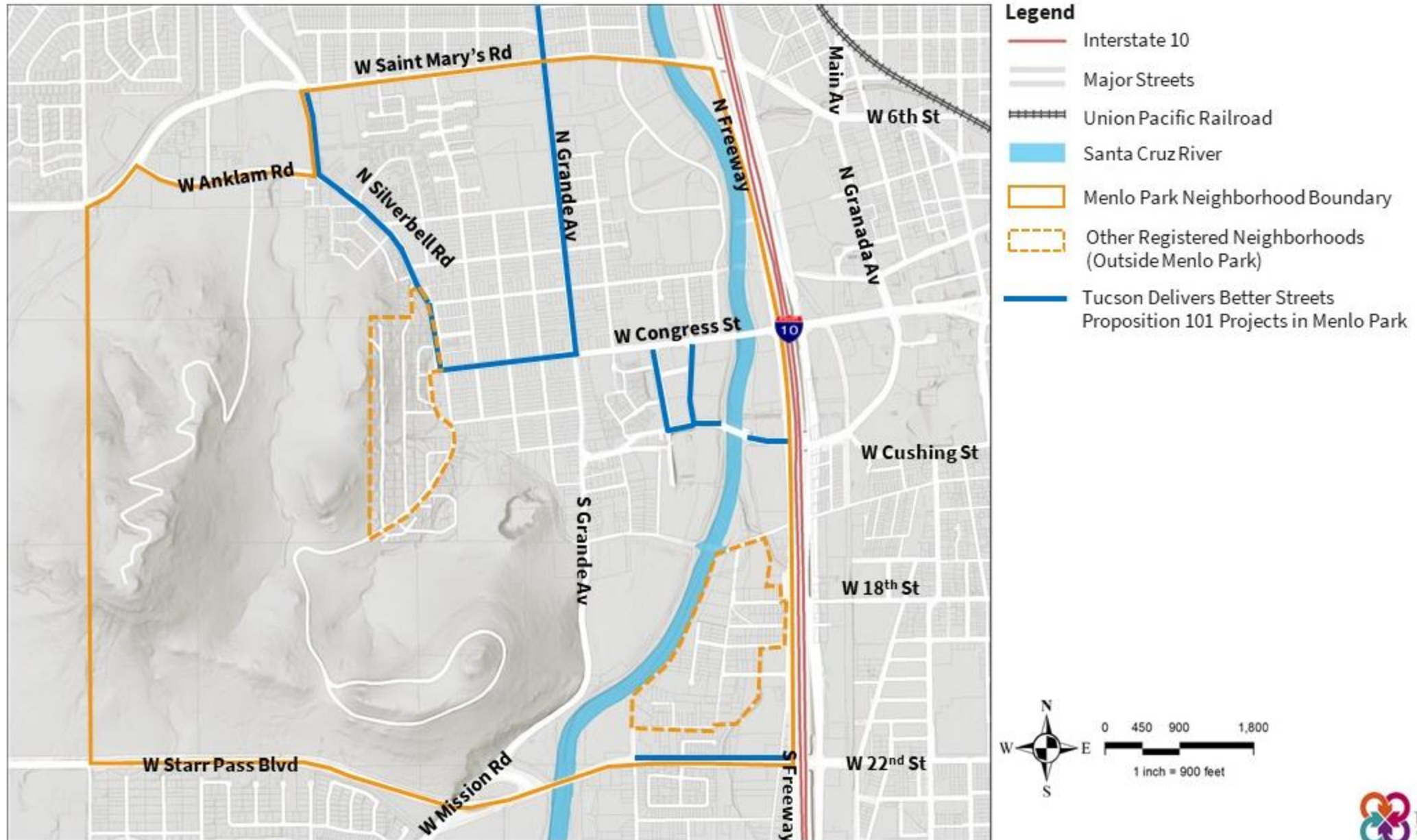


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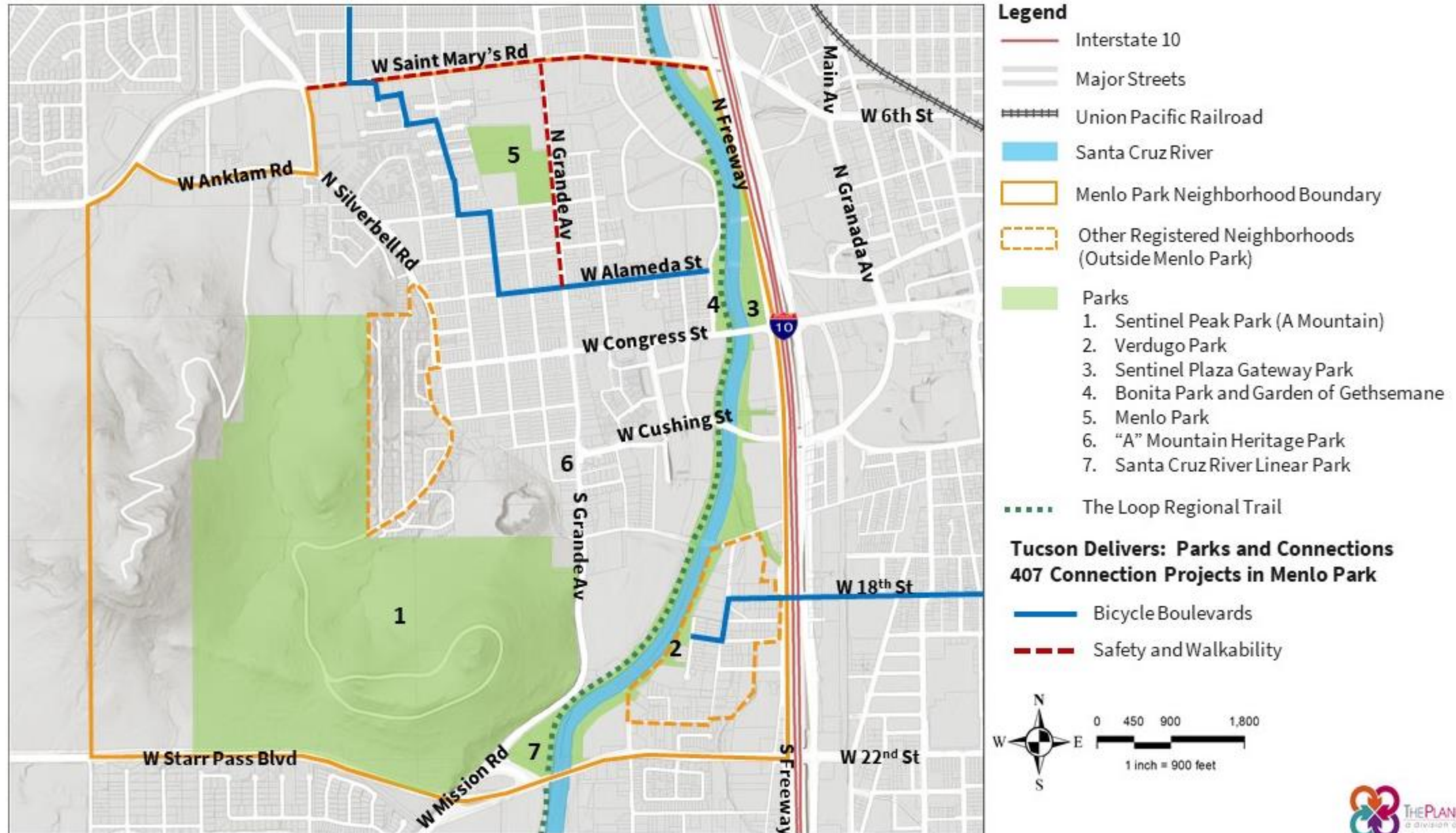
Neighborhood Vulnerability



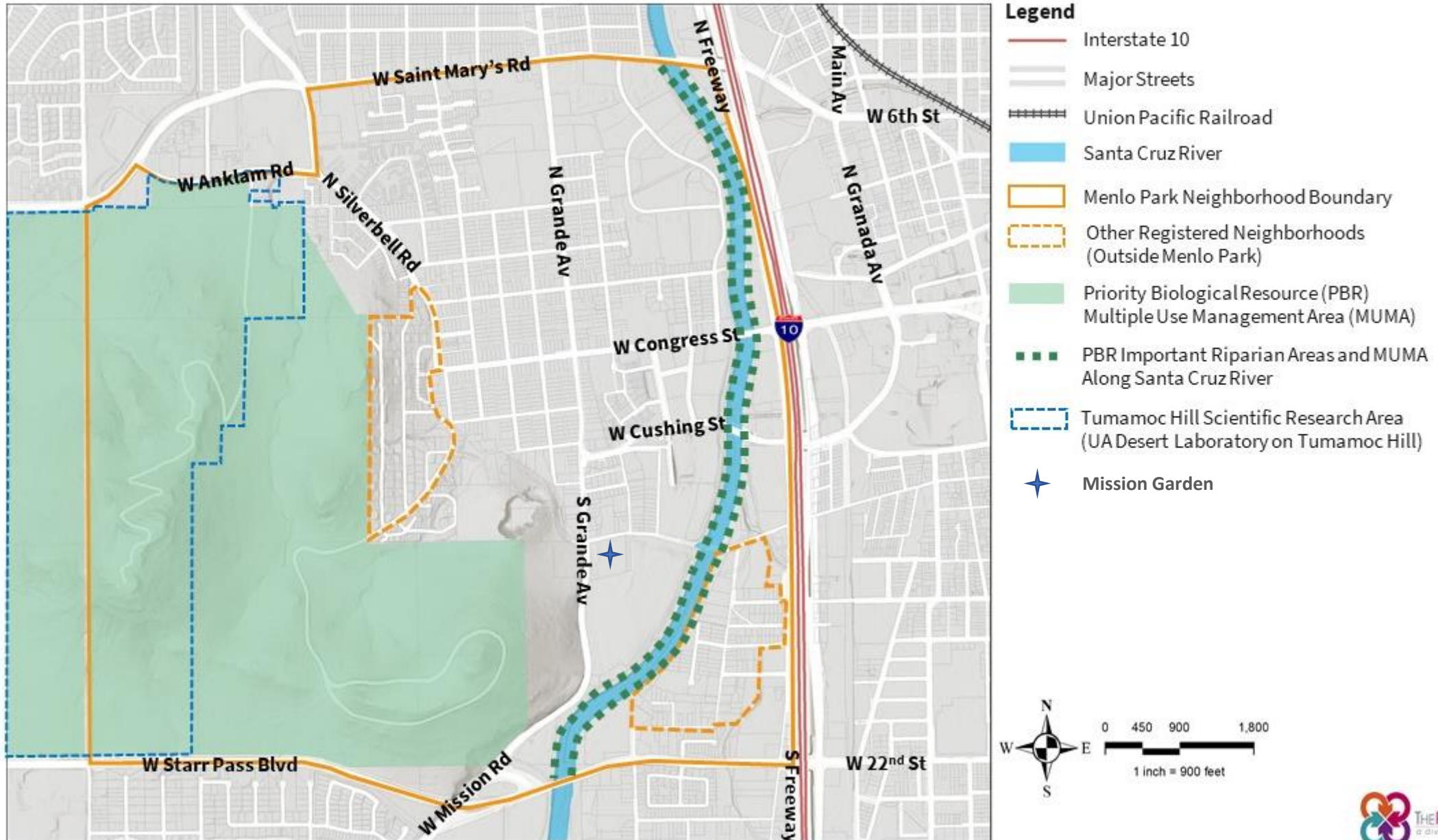
Tucson Delivers Better Streets: Proposition 101 Projects



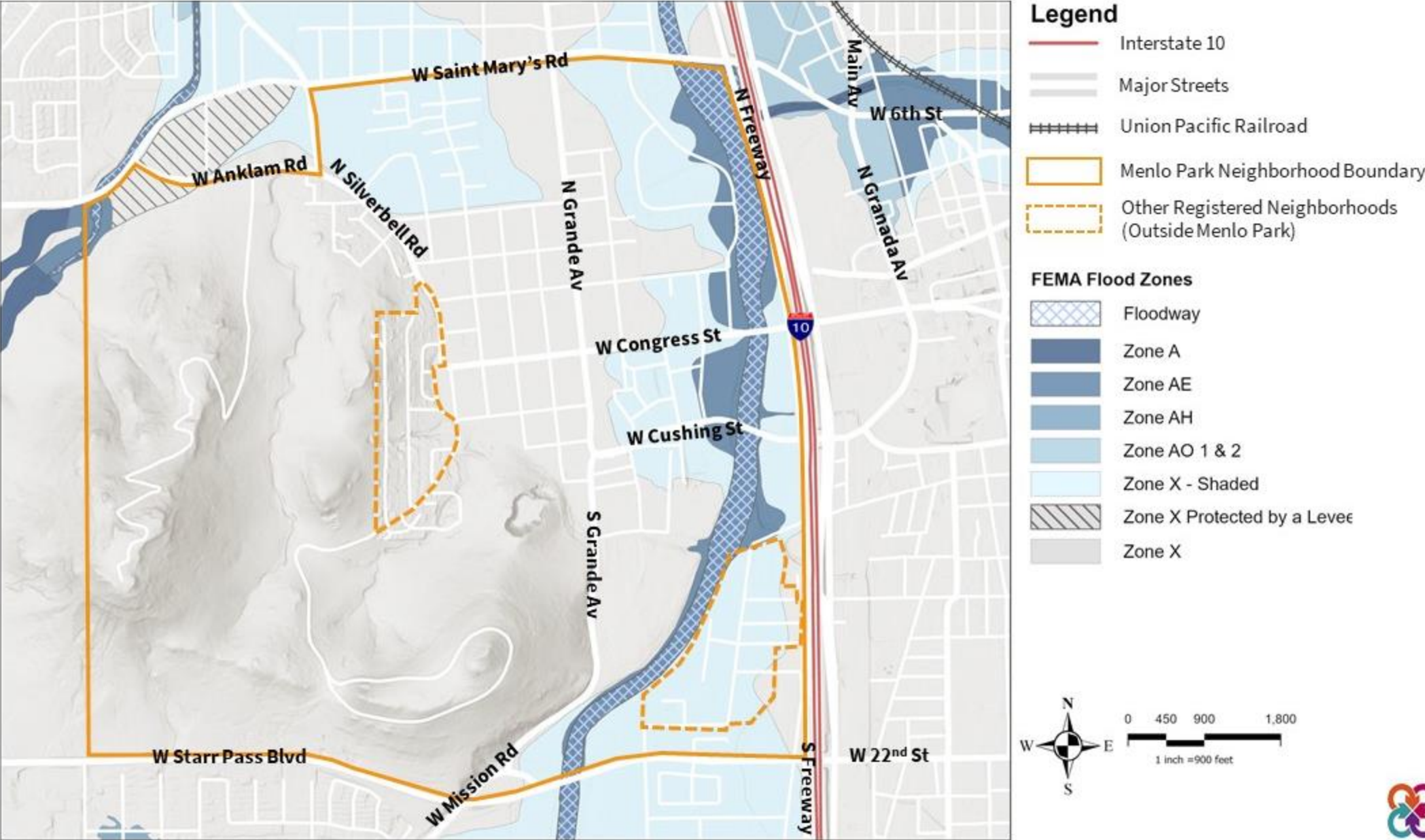
Parks, Recreation, and Parks & Connections Projects



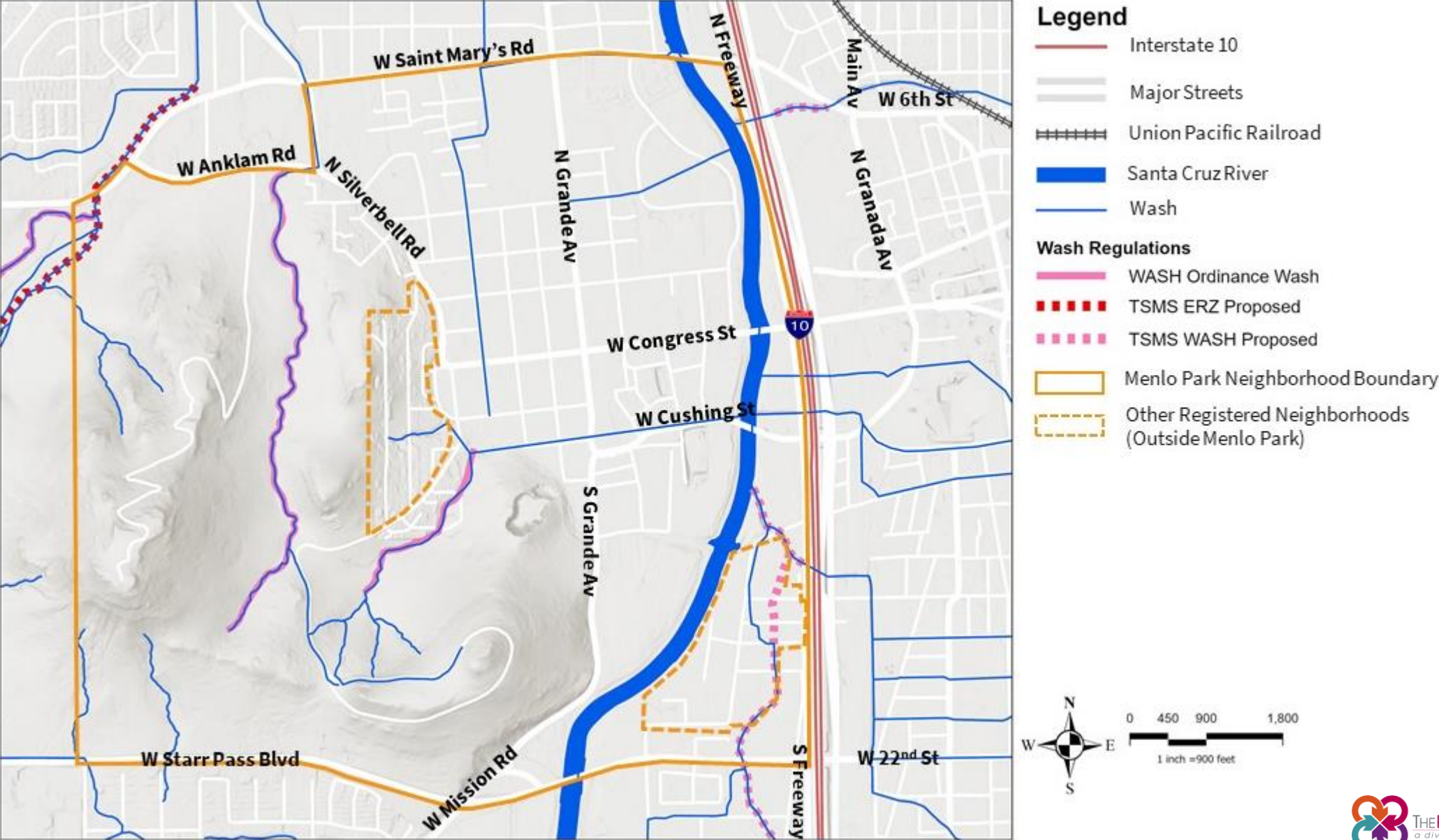
Ecological and Biological Resources



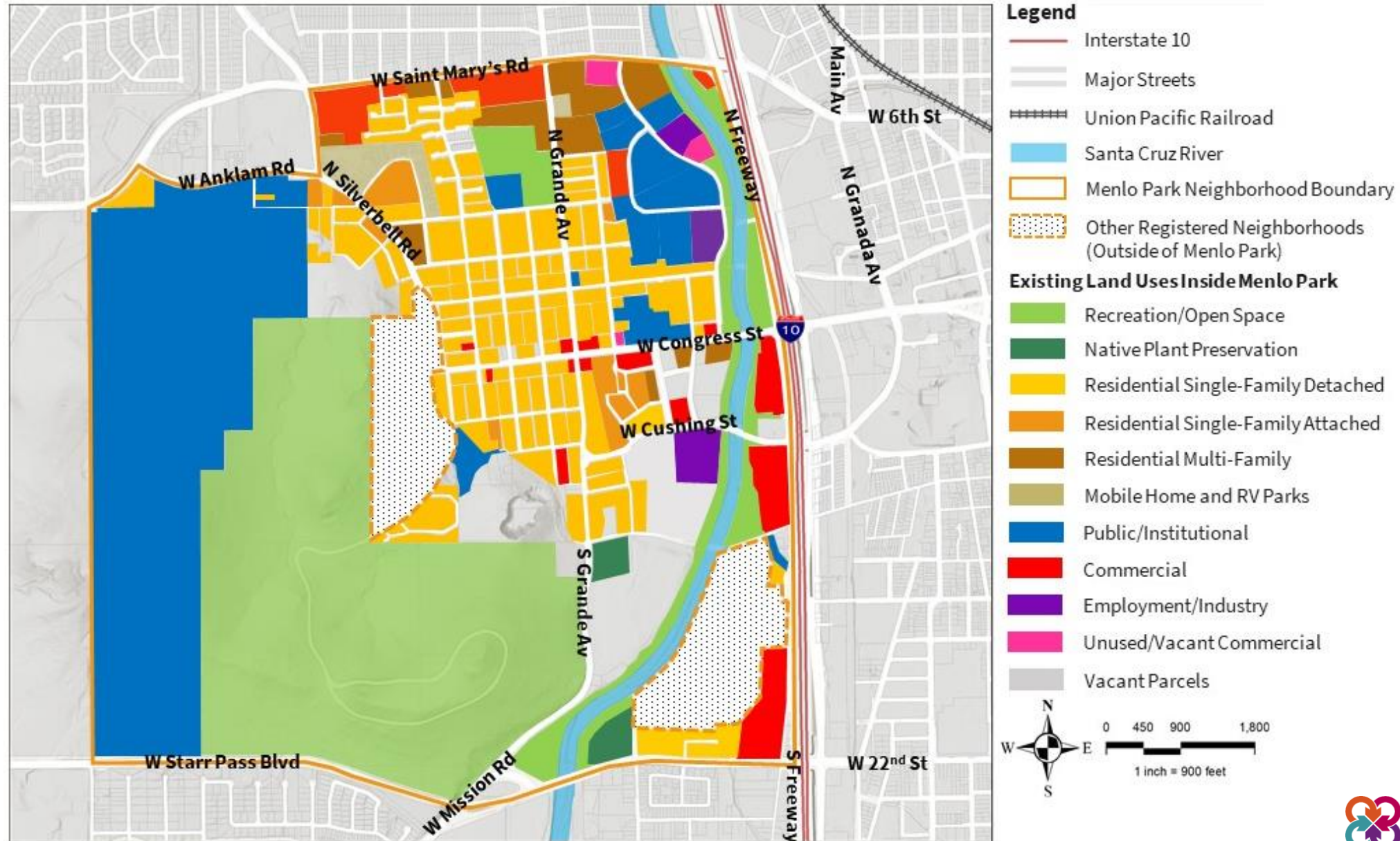
Hydrology and Opportunities for Water Harvesting



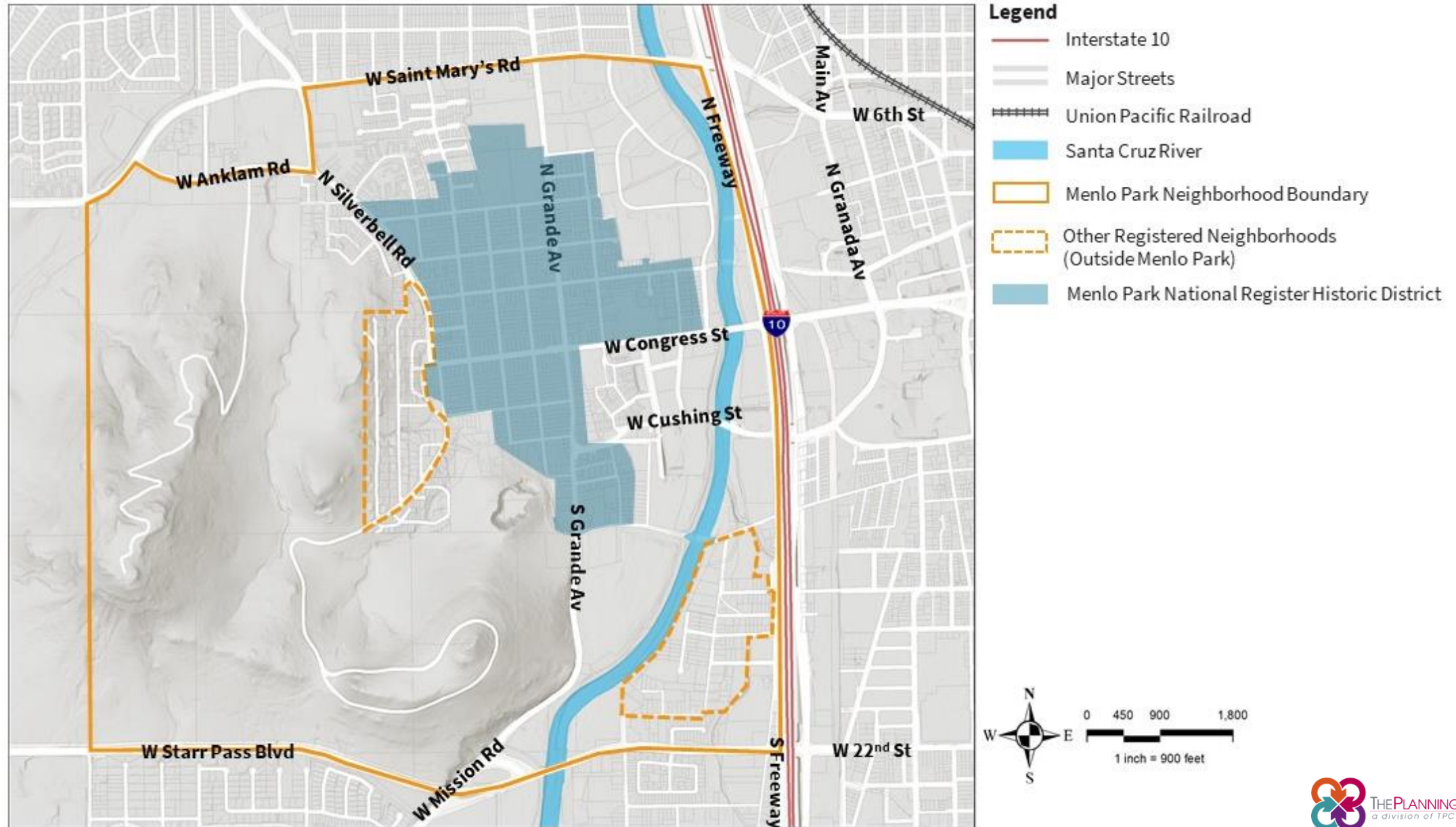
Washes and Opportunities for Trail Connectivity



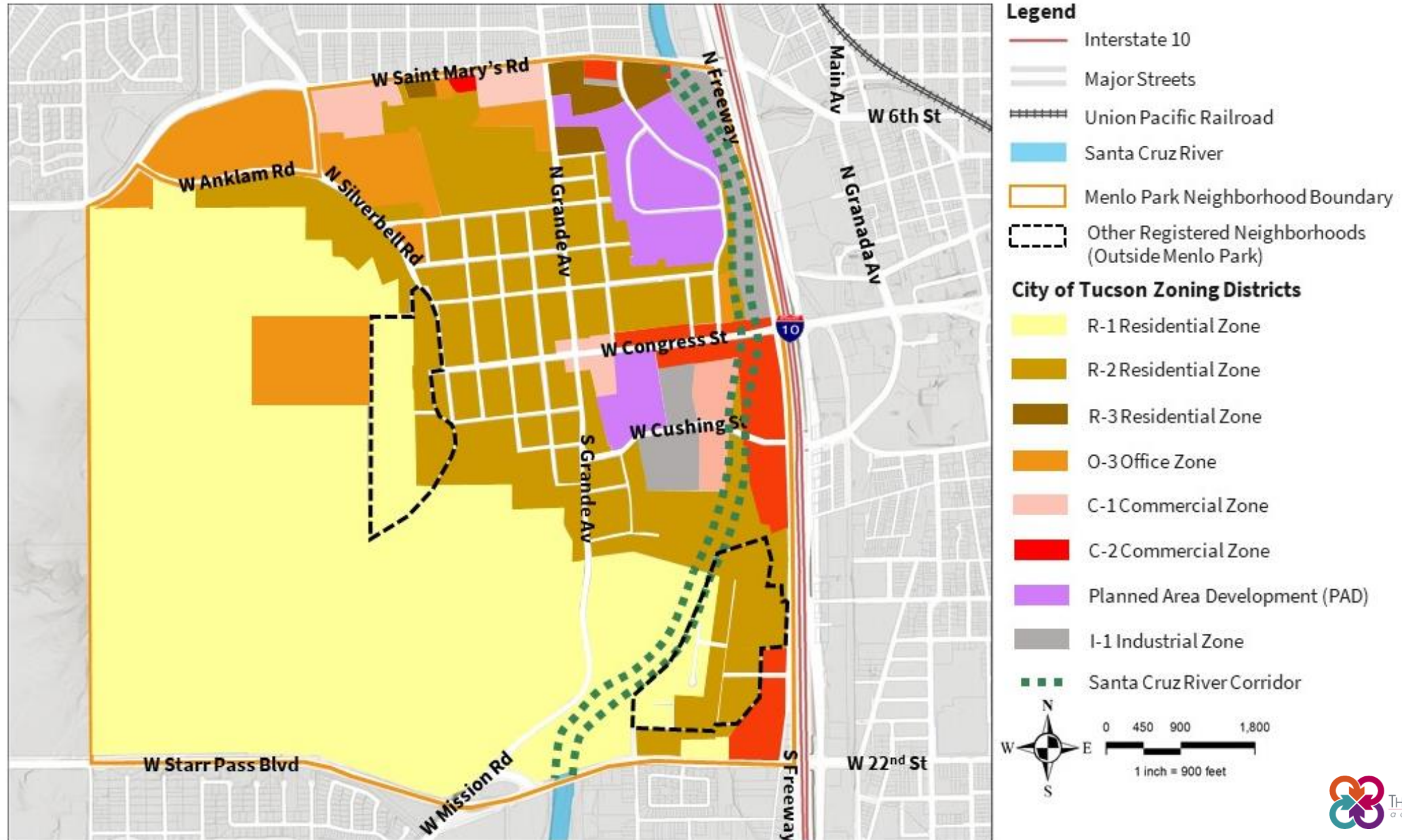
Existing Land Use



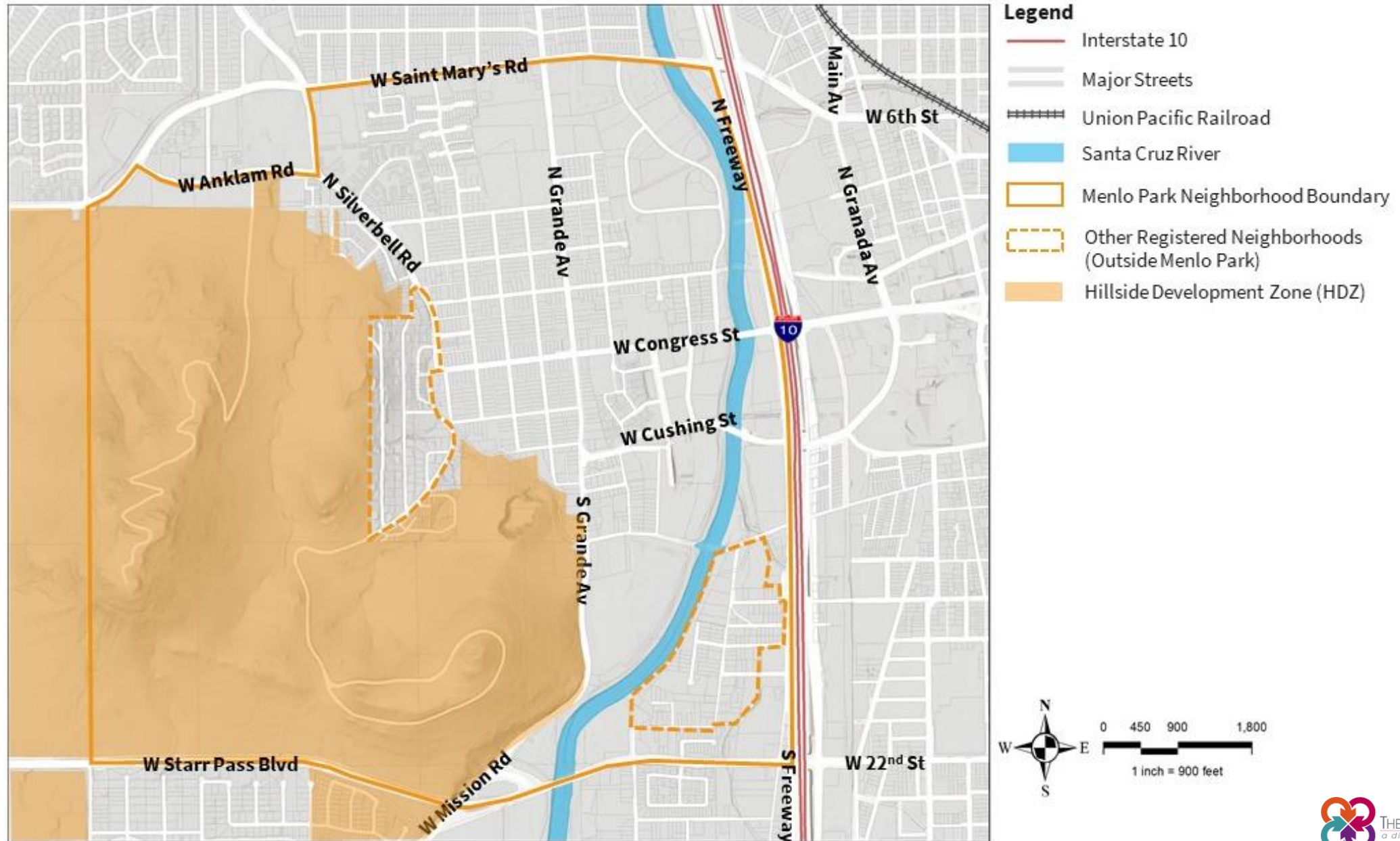
Menlo Park National Register Historic District



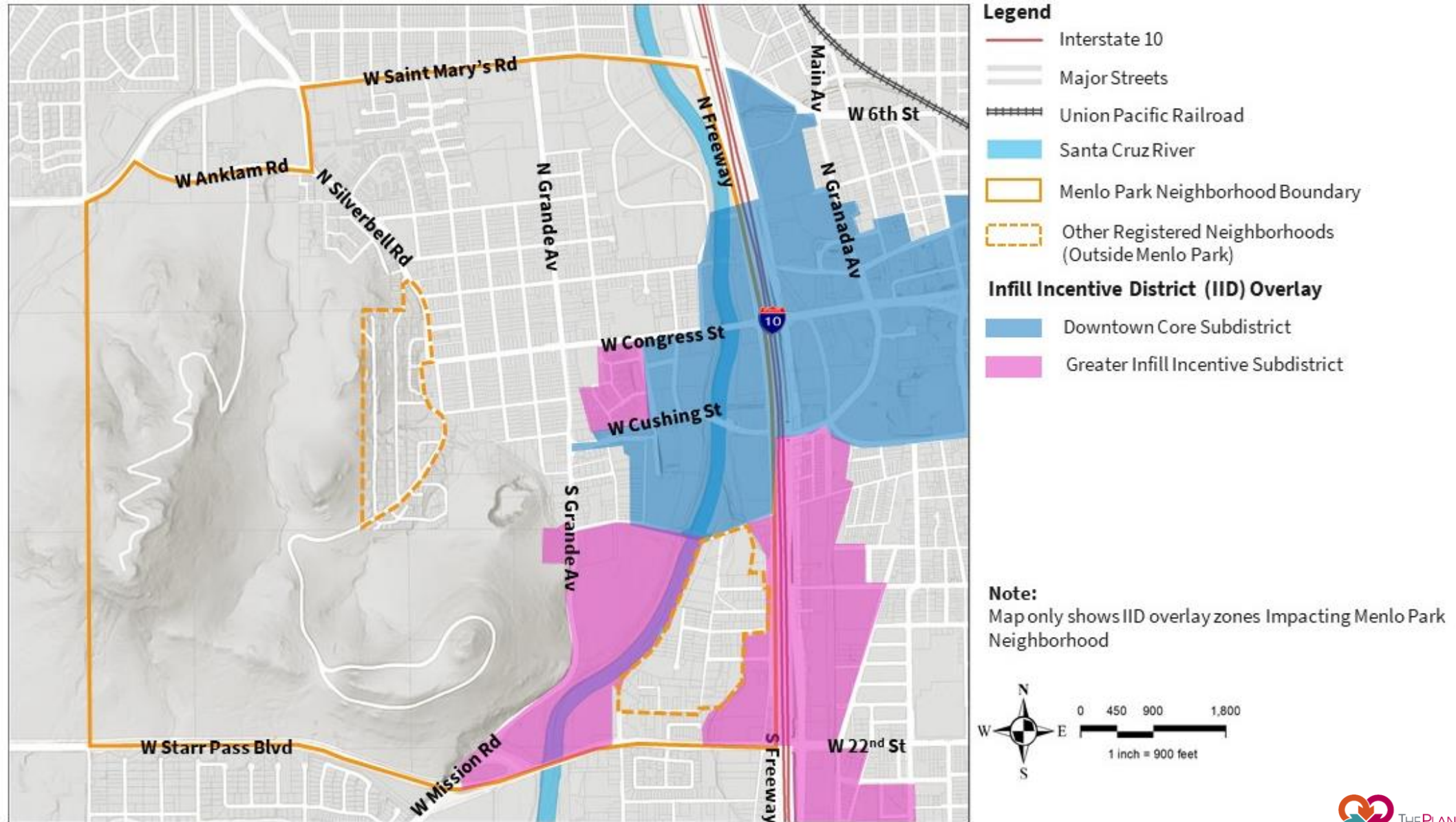
Zoning



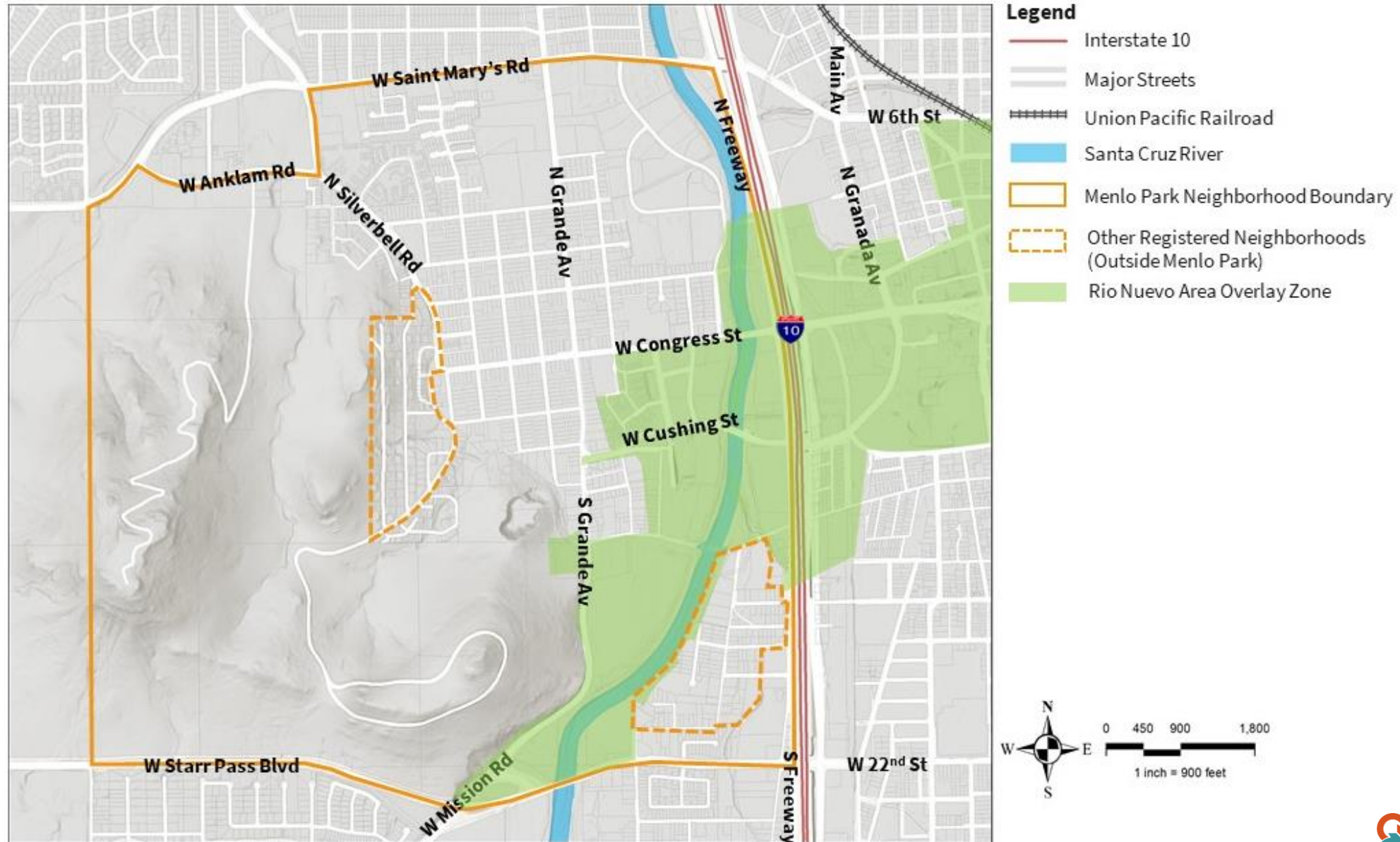
Hill Side Overlay Zone



Downtown Infill Incentive District (IID) Overlay Zone



Rio Nuevo Area (RNA) Overlay Zone



Westside Properties



Legend

- Interstate 10
- Major Streets
- Santa Cruz River
- Menlo Park Neighborhood Boundary
- Other Registered Neighborhoods (Outside Menlo Park)
- Caterpillar (Existing)
- Archaeological Site Area

West Side Properties Ownership

- City of Tucson¹
- Pima County (Mission Garden)
- Rio Nuevo Multipurpose Facilities District

Notes:

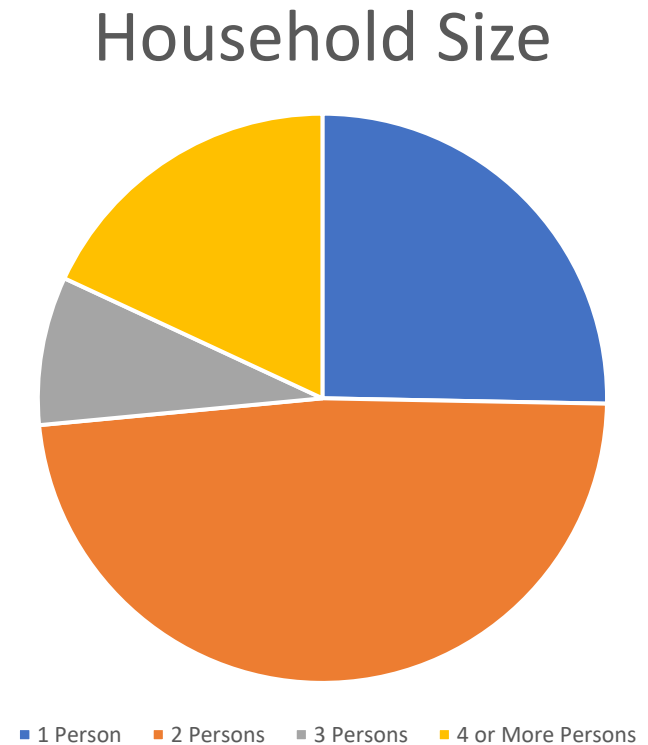
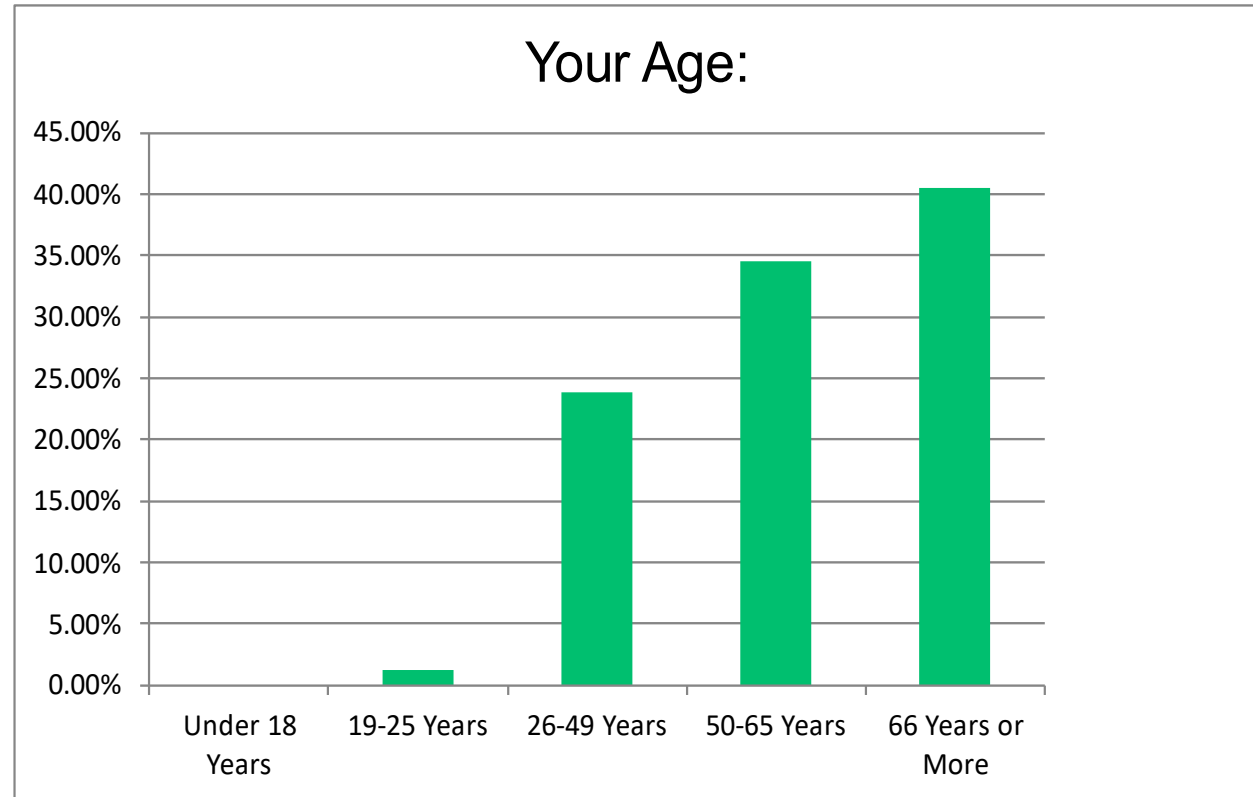
1. City of Tucson property includes internal right-of-ways



What We Heard

Menlo Park Neighborhood Association

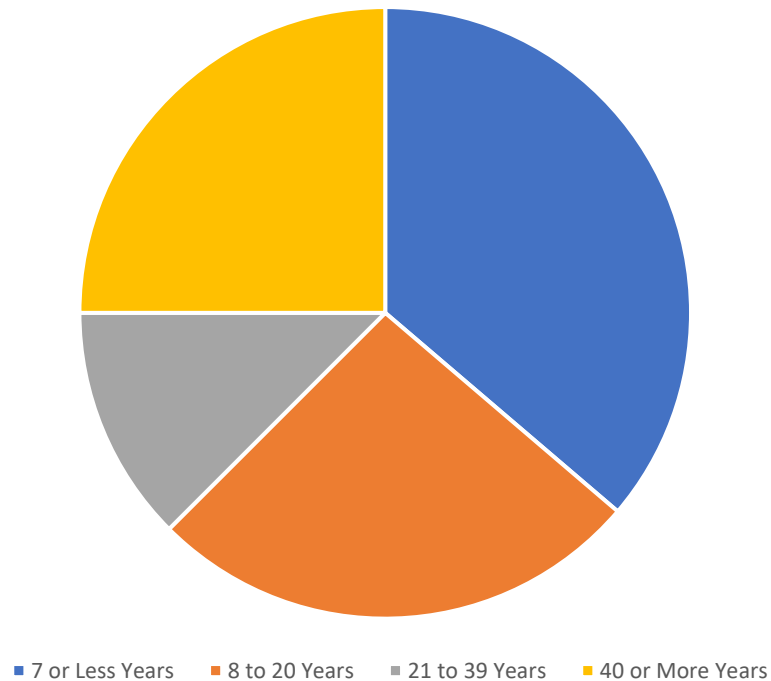
How Can We Reach You Survey



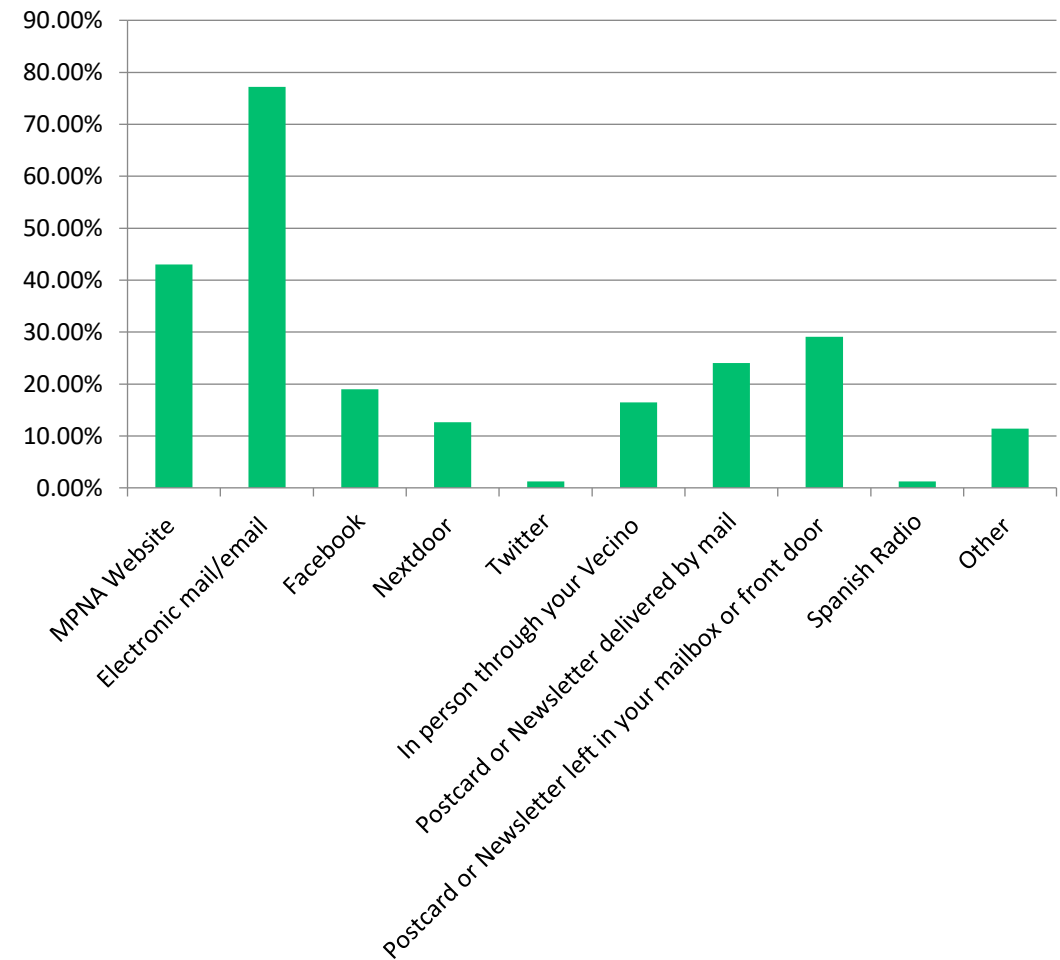
Menlo Park Neighborhood Association

How Can We Reach You Survey

Years Living in Menlo Park



How Do You Prefer Receiving Information?



Menlo Park Neighborhood Plan

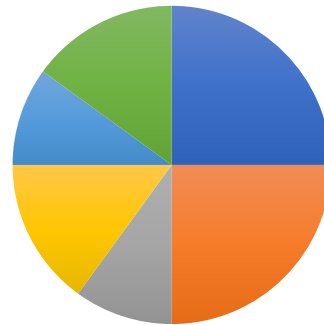
Comment Cards

What I Like the Most About My Neighborhood

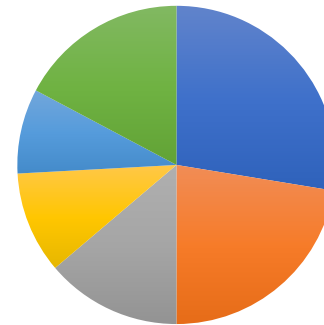
Southwest



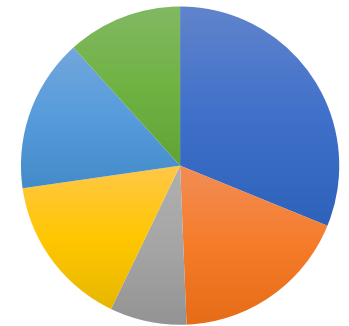
Northeast



Southeast



Northwest



■ Heritage/Culture ■ Open Space
■ Festival Space ■ Quality Parks/Recreation
■ Existing Small Businesses ■ Access To Downtown

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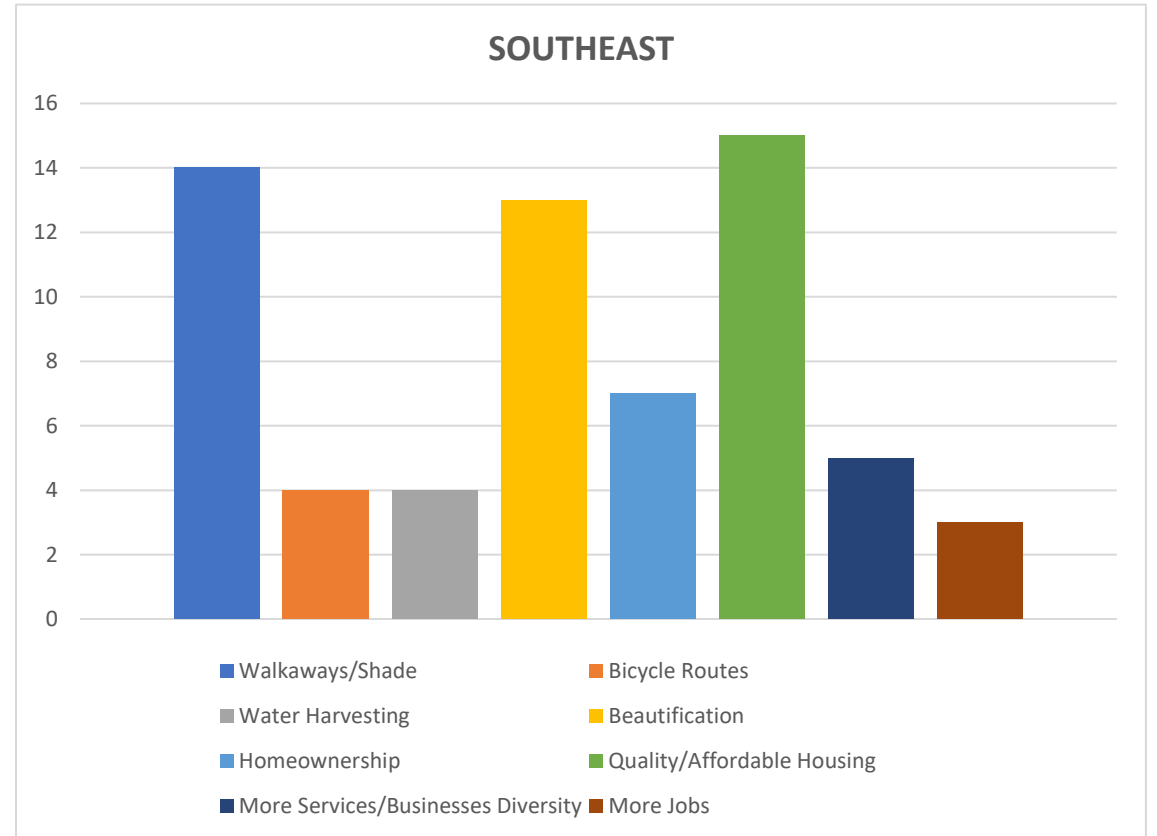
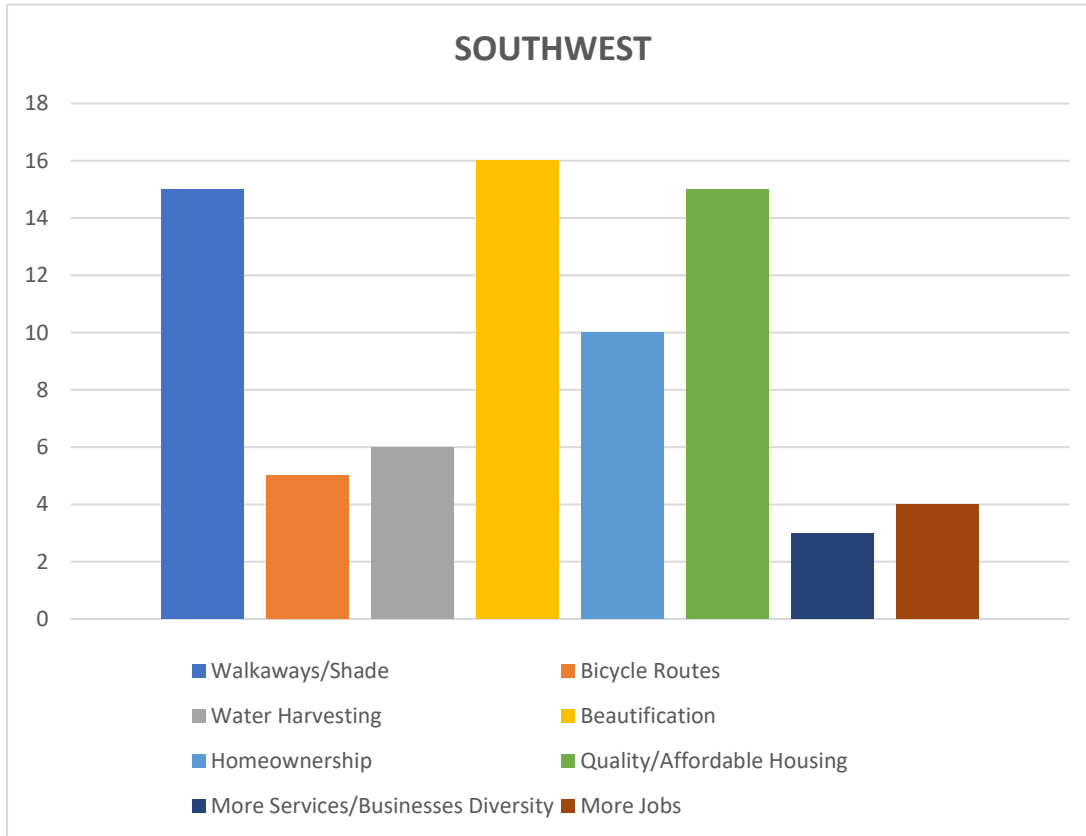
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Menlo Park Neighborhood Plan

Comment Cards

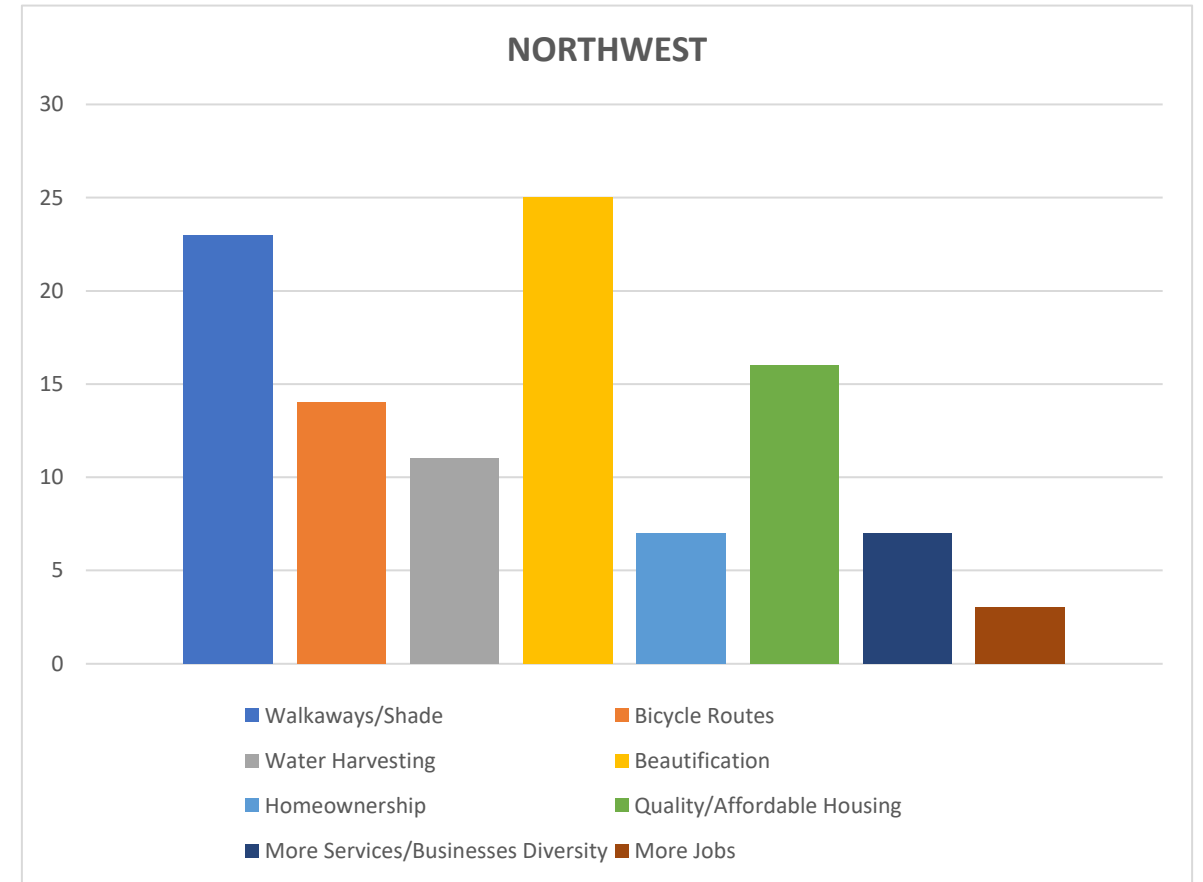
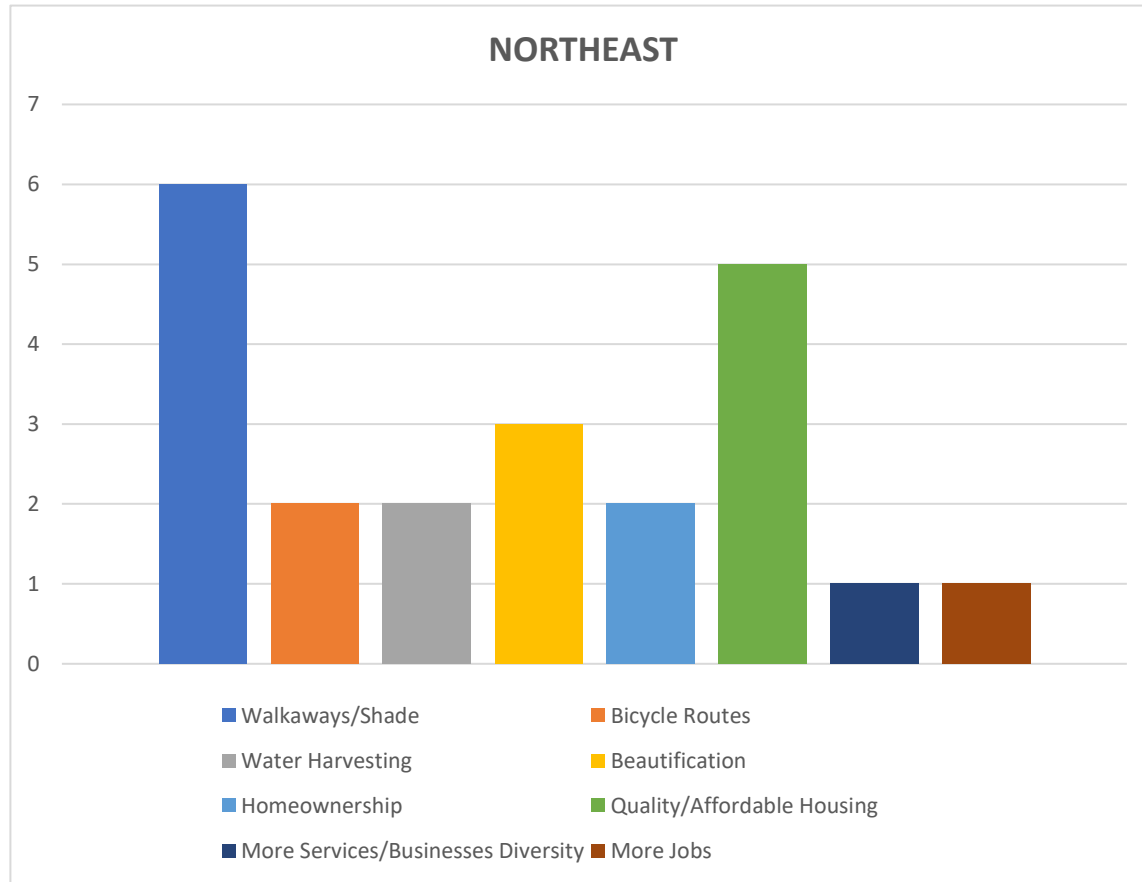
What I Would Like to See in the Future



Menlo Park Neighborhood Plan

Comment Cards

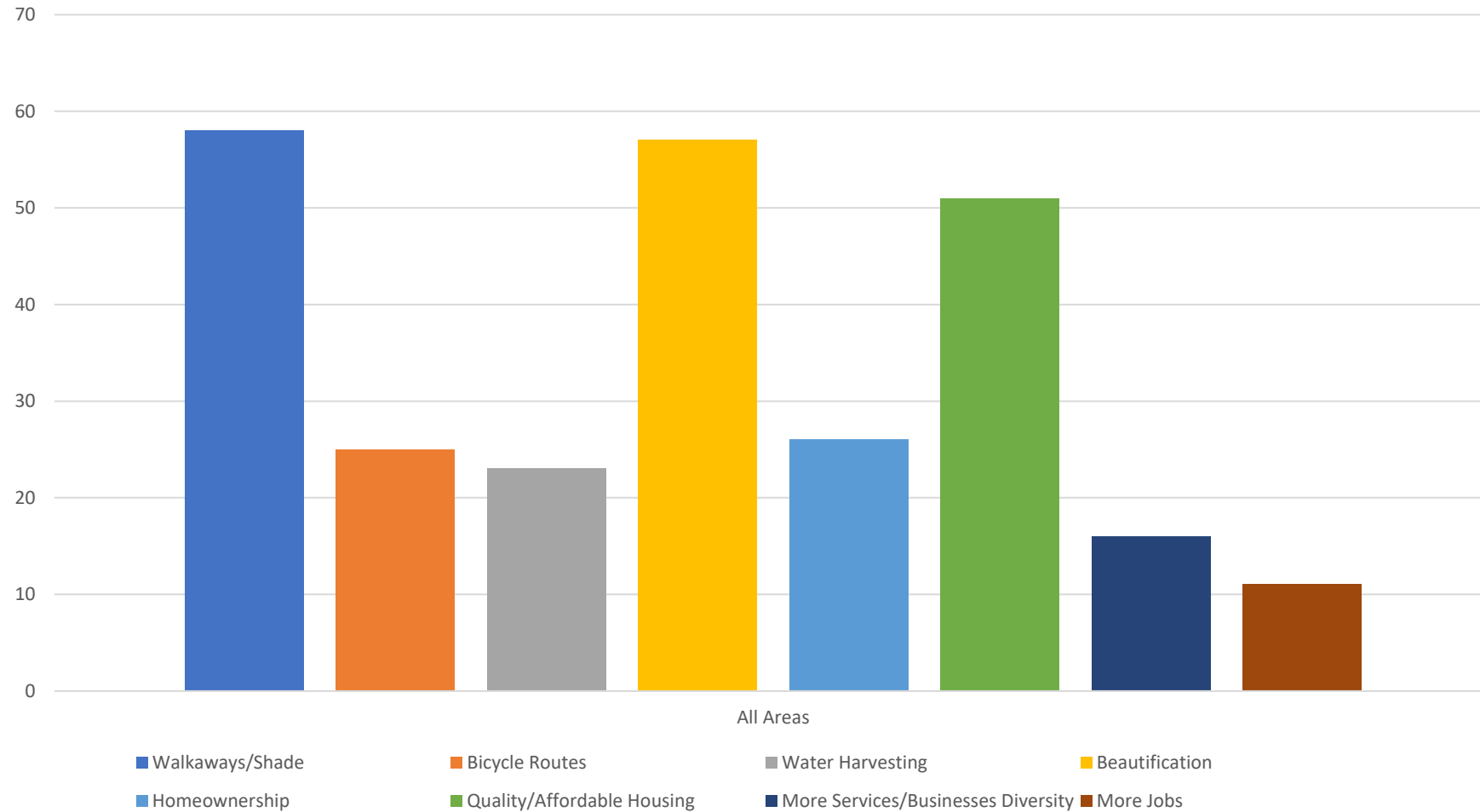
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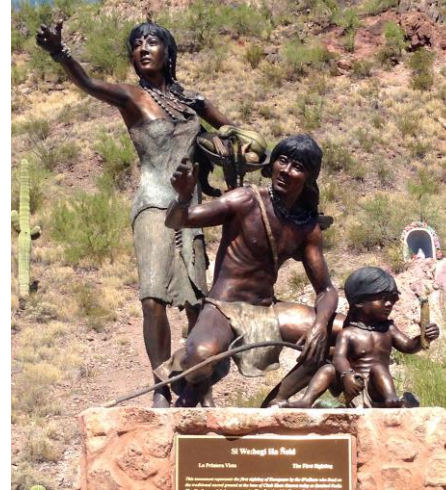


Menlo Park Neighborhood Plan

Comment Cards

What I Would Like to See in the Future





Environment, Heritage, Arts, and Cultures

Workshop Session

Menlo Park Neighborhood Plan

Workshop Exercises

Exercise 1: (5 Minutes)

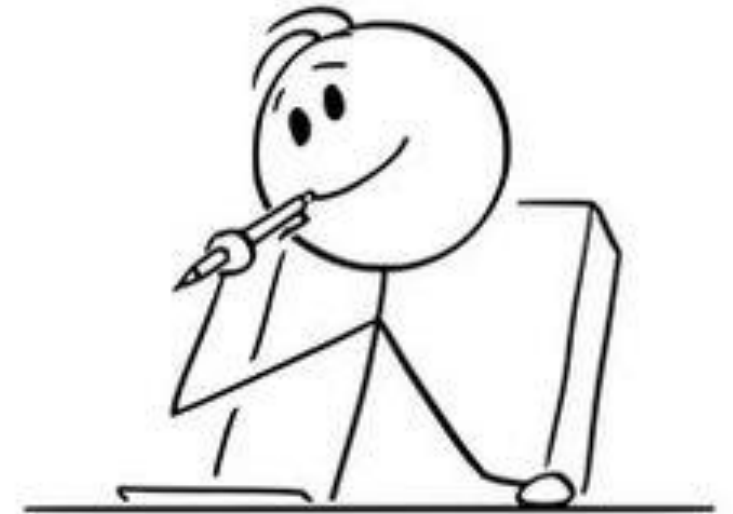
Prioritize Community Conversations most repeated topics (Total 3 choices maximum)

- a. Mark top 3 choices; or
- b. Select new comments.

Exercise 2: (15 Minutes Total Time)

1. Write additional needs on sticky notes (5 Minutes)
 - a. You can write as many notes as you want in the allotted time.
 - b. Write one thought/sentence per sticky note.
2. Read your favorite comment out loud (10 Minutes Total)

Please go around the table one person at a time.
2. Once everyone reads their note, leave all all the sticky notes on the large board that will be located on your table and move to the next table.



Menlo Park Neighborhood Plan

Next Steps

- Compile input from Workshop and review results with Menlo Park Neighborhood Plan Steering Committee (Summer)
- Begin to develop plan recommendations (Fall)
- Consider holding a land use planning workshop (Fall)



Thank you!