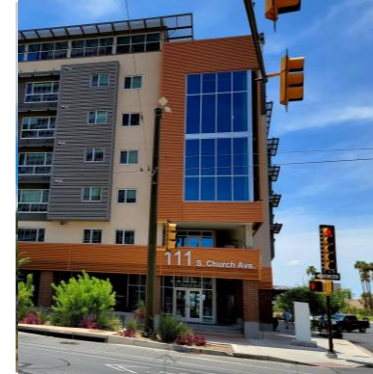




# Menlo Park Neighborhood Plan

Land Use Framework  
Westside Properties  
Phase 1, Session 2  
August 2022



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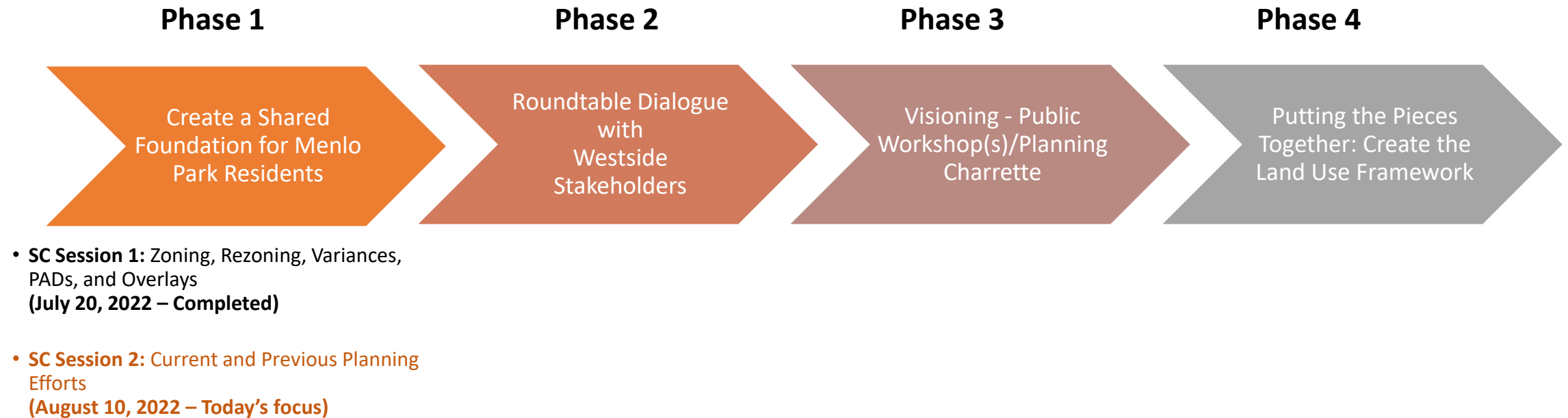
# Westside Properties Land Use Framework Process

# Menlo Park Neighborhood Plan

## Land Use Framework Process

### Proposed Planning and Outreach Process for Westside Properties

**Approach:** Process starts and ends with Menlo Park Neighborhood Plan Steering Committee/Menlo Park Neighborhood Associations, including residents, businesses, organizations within neighborhood, with opportunity for meaningful involvement from the general public, citywide stakeholders and property owners.



July-August 2022

# Menlo Park Neighborhood Plan

## Land Use Framework

### **Westside Properties Land Use Framework Purpose:**

The Westside Properties, the tracts of land between the Santa Cruz River and S. Grande Ave., provide the largest amount of vacant land within Menlo Park Neighborhood. The purpose of preparing a Westside Land Use framework is to help guide future development on the Westside Properties that not only helps achieve community needs but also complements the overall land use framework that will be defined through the Neighborhood Plan.

# Menlo Park Neighborhood Plan

## Land Use Framework: Phase 1, Session 2

### Session 2 Content:

#### Current and Previous Planning Efforts

##### Current Planning Efforts:

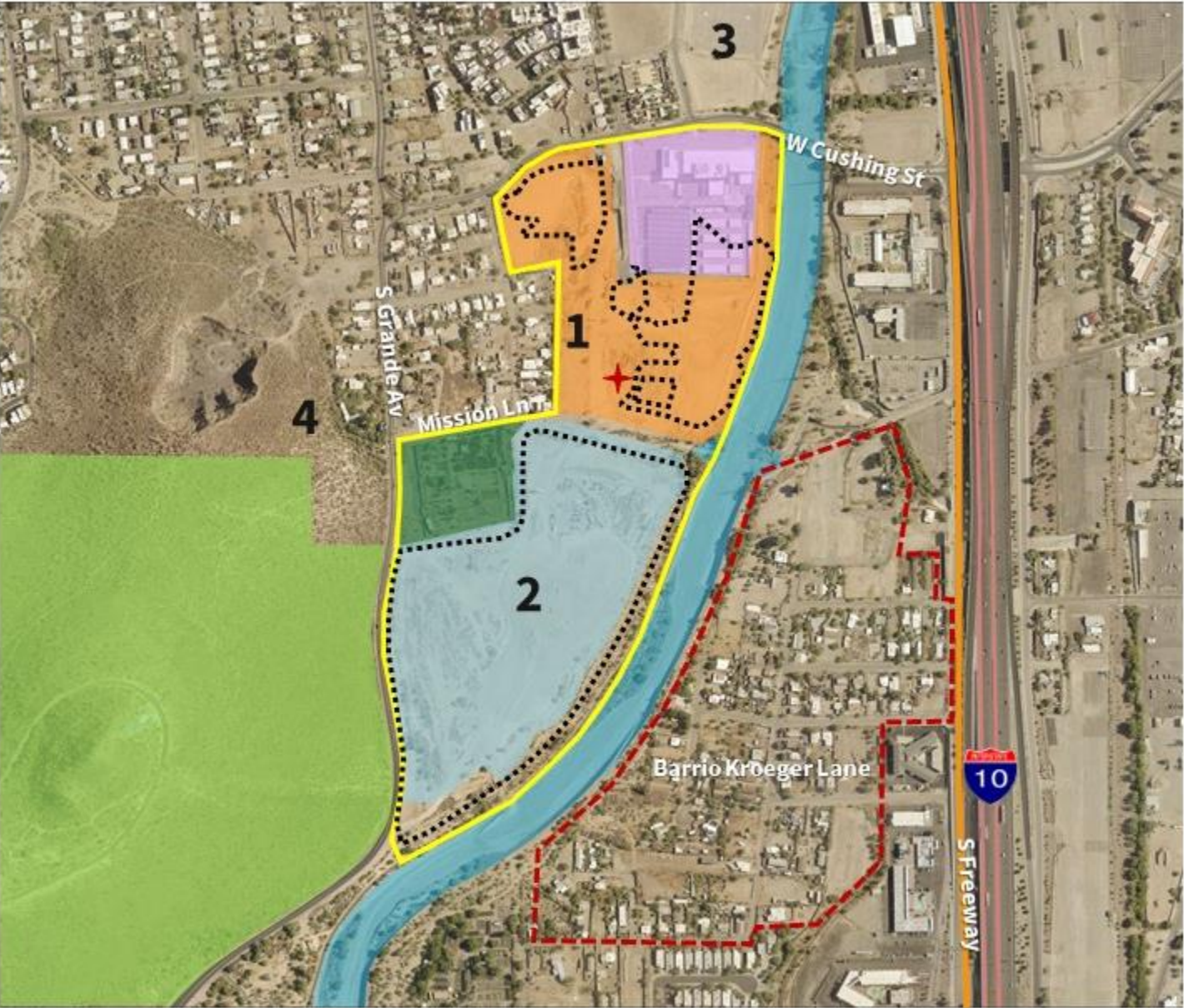
- What We Have Heard: Comment Cards; Community Conversations; and Workshop Results (Housing, Economic Development, Heritage and Historic Preservation, Parks, Recreation, Open Space and Environment, etc.)
- Current Adopted City of Tucson Plans
- Economic Development Tools: Tax Increment Financing (TIF); and Government Property Lease Excise Tax (GPLET).

##### Previous Planning Efforts:

- University of Arizona Science Center, Arizona State Museum, Historical Society Building, Tucson Origins Heritage Park, Other.



# Westside Properties Boundary, Current Ownership, and Physical Conditions



**Legend**

- Interstate 10
- Major Streets
- Santa Cruz River
- Menlo Park Neighborhood Boundary
- Other Registered Neighborhoods (Outside Menlo Park)
- Westside Properties Boundary
- Archeological Sites

**Existing Land Uses**

- Caterpillar
- Mission Garden
- Sentinel Peak Park

**Property Owners**

- City of Tucson
- Pima County
- Rio Nuevo Multipurpose Facilities District

**Other**

- Closed Landfills

**Vacant Land Parcels**

- 1. City Parcel
- 2. Rio Nuevo Parcel
- 3. Mercado District
- 4. West of Grande Avenue



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# Current Planning Efforts

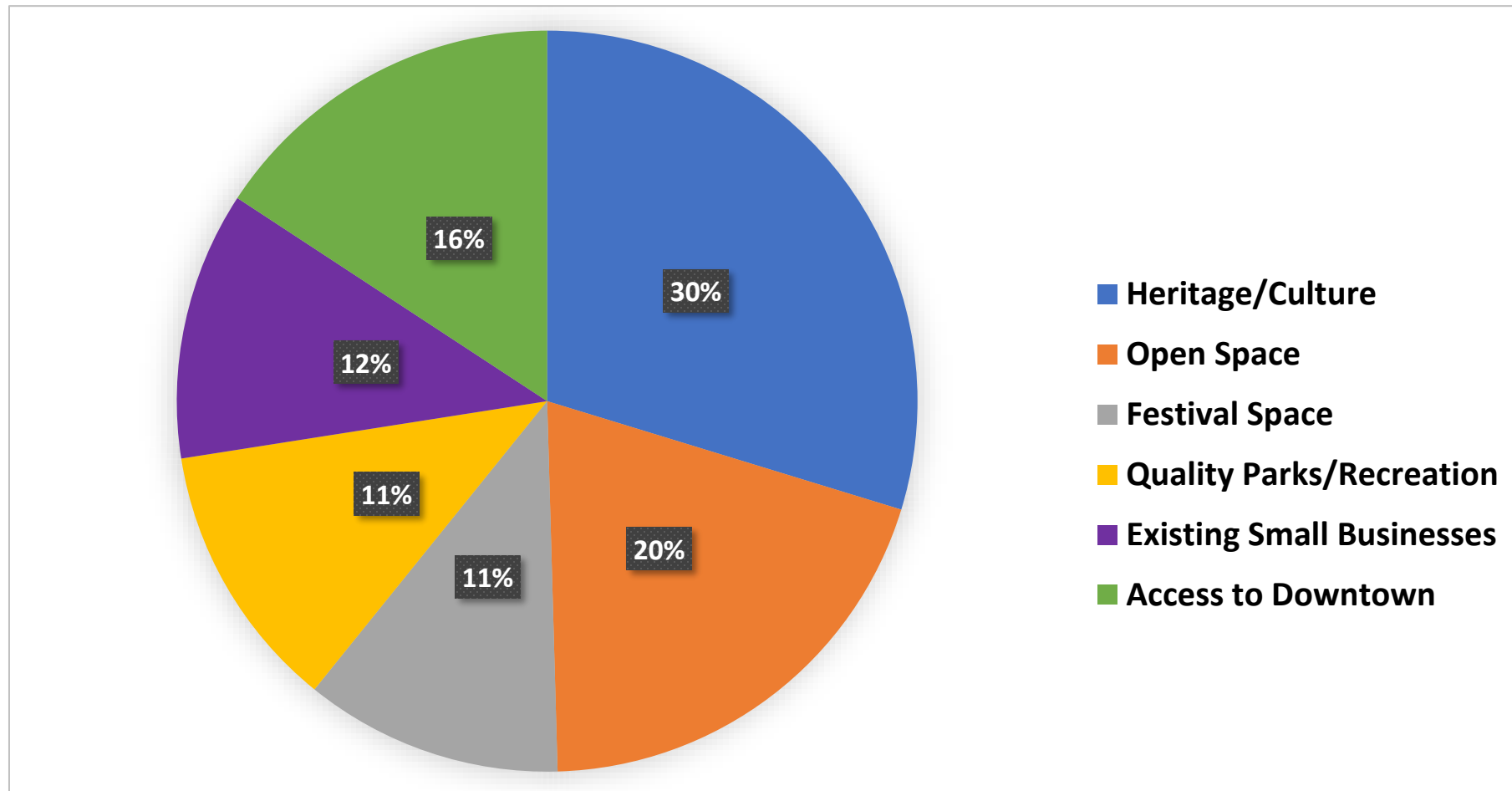
# What We Have Heard To Date



# Menlo Park Neighborhood Plan

## Comment Cards

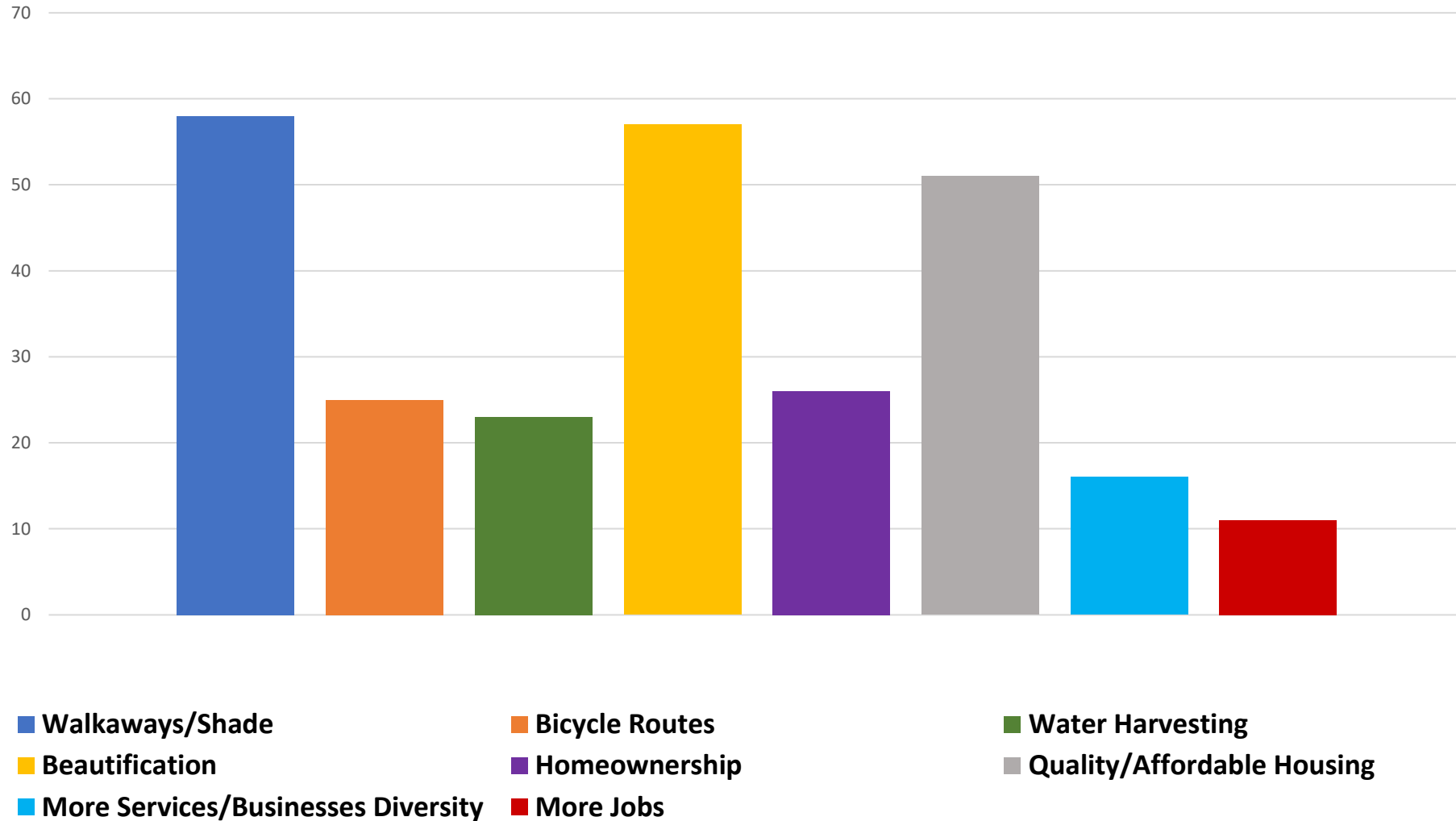
### What I Like the Most About My Neighborhood



# Menlo Park Neighborhood Plan

## Comment Cards

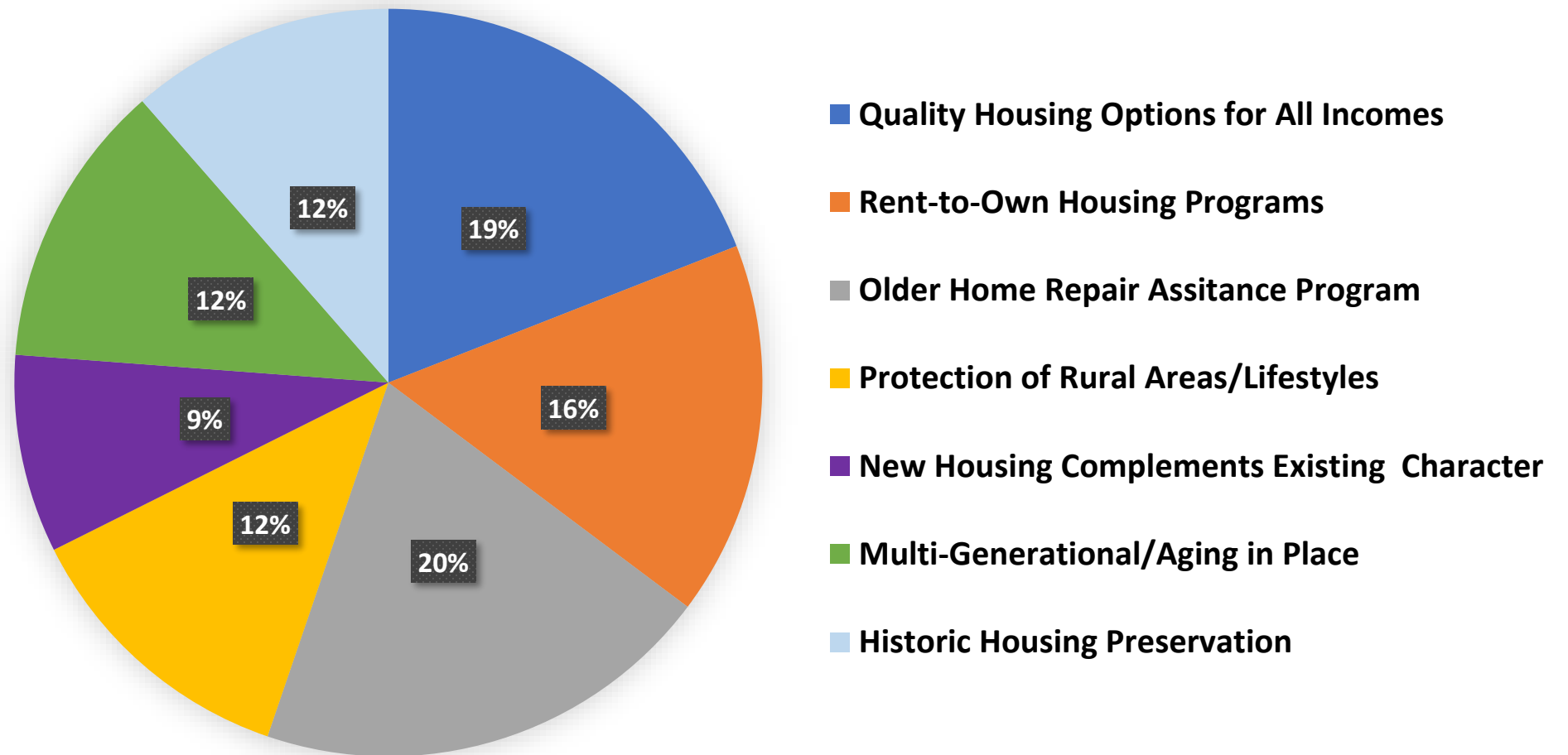
### What I Would Like to See in the Future



# Menlo Park Neighborhood Plan

## May 7 Workshop: Exercise 1 Results

### Exercise 1: Housing (Select Your Top 3 Choices)



# Menlo Park Neighborhood Plan

## May 7 Workshop: Exercise 1 Results

### **Exercise 1: Housing**

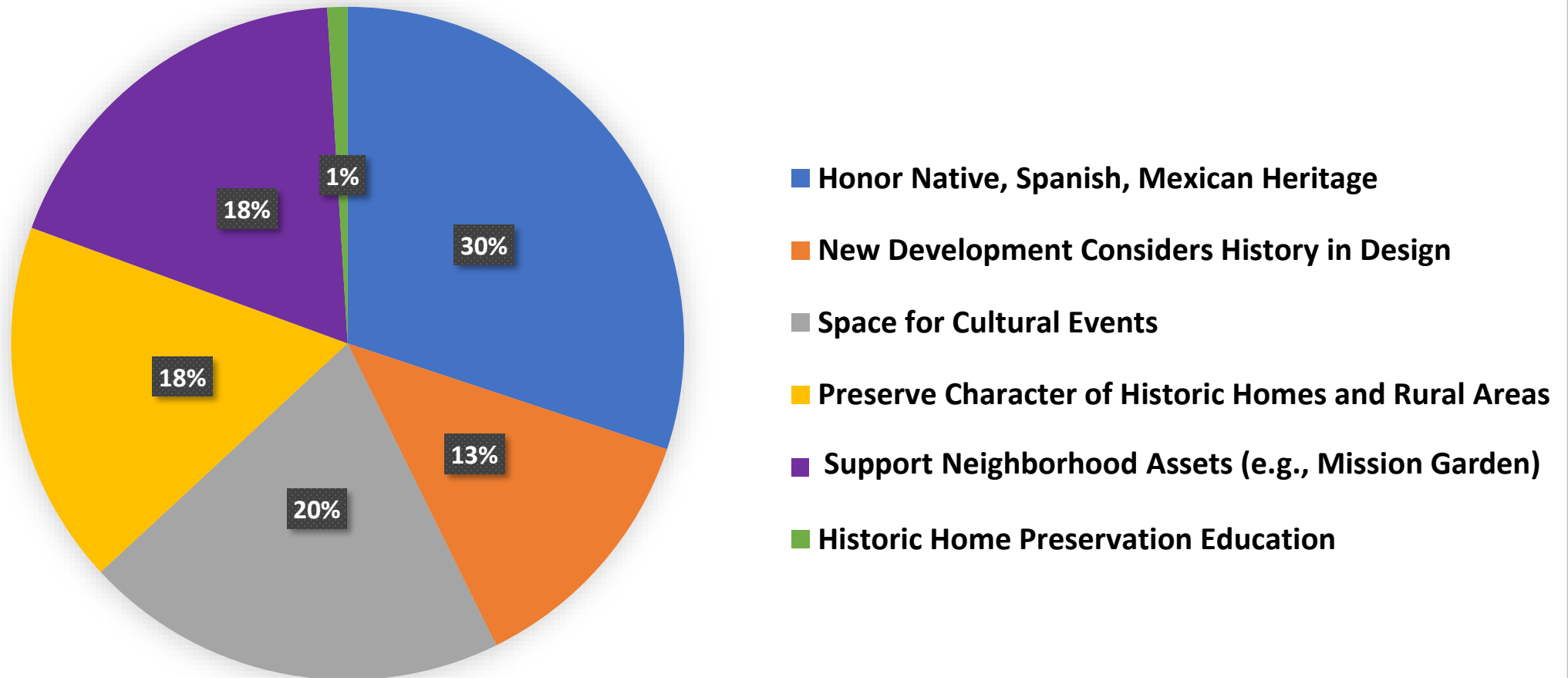
(Individual Specific Comments Provided Under the “Other” Category)

- Identify where new housing will be built
- Affordable housing on COT lands west of Caterpillar
- No new housing South of Cushing Street
- Low-income housing for elderly that is integrated in neighborhood lands
- Increase Section 8 housing opportunities and establish a rental pricing cap
- More low-income TLC apartments

# Menlo Park Neighborhood Plan

## May 7 Workshop: Exercise 1 Results

### Exercise 1: Heritage/Historic Preservation (Select Your Top 3 Choices)



# Menlo Park Neighborhood Plan

## May 7 Workshop: Exercise 1 Results

### **Exercise 1: Heritage Historic Preservation**

(Individual Specific Comments Provided Under the “Other” Category)

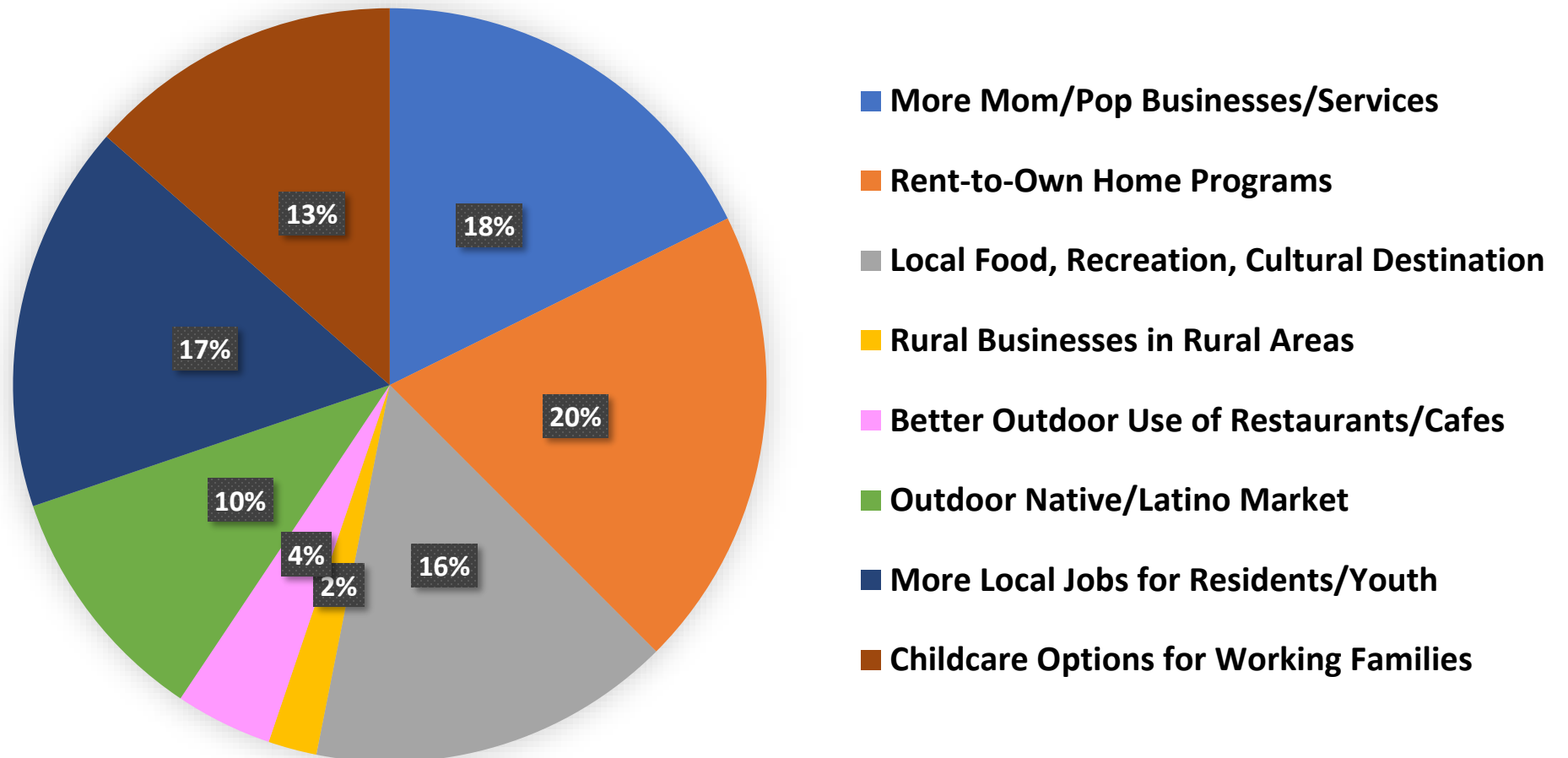
- Preserve the People
- Transfer Tucson Origins Heritage area to Tohono O'Odham Nation
- Space for cultural events at the base of A Mountain with no development on Tucson Heritage Origins Area
- Support Community Assets like Tucson Origins Heritage Park
- Eco-tourism, Heritage Tourism, and Historic Preservation



# Menlo Park Neighborhood Plan

## May 7 Workshop: Exercise 1 Results

### Exercise 1: Economic Development (Select Your Top 3 Choices)



# Menlo Park Neighborhood Plan

## May 7 Workshop: Exercise 1 Results

### **Exercise 1: Economic Development**

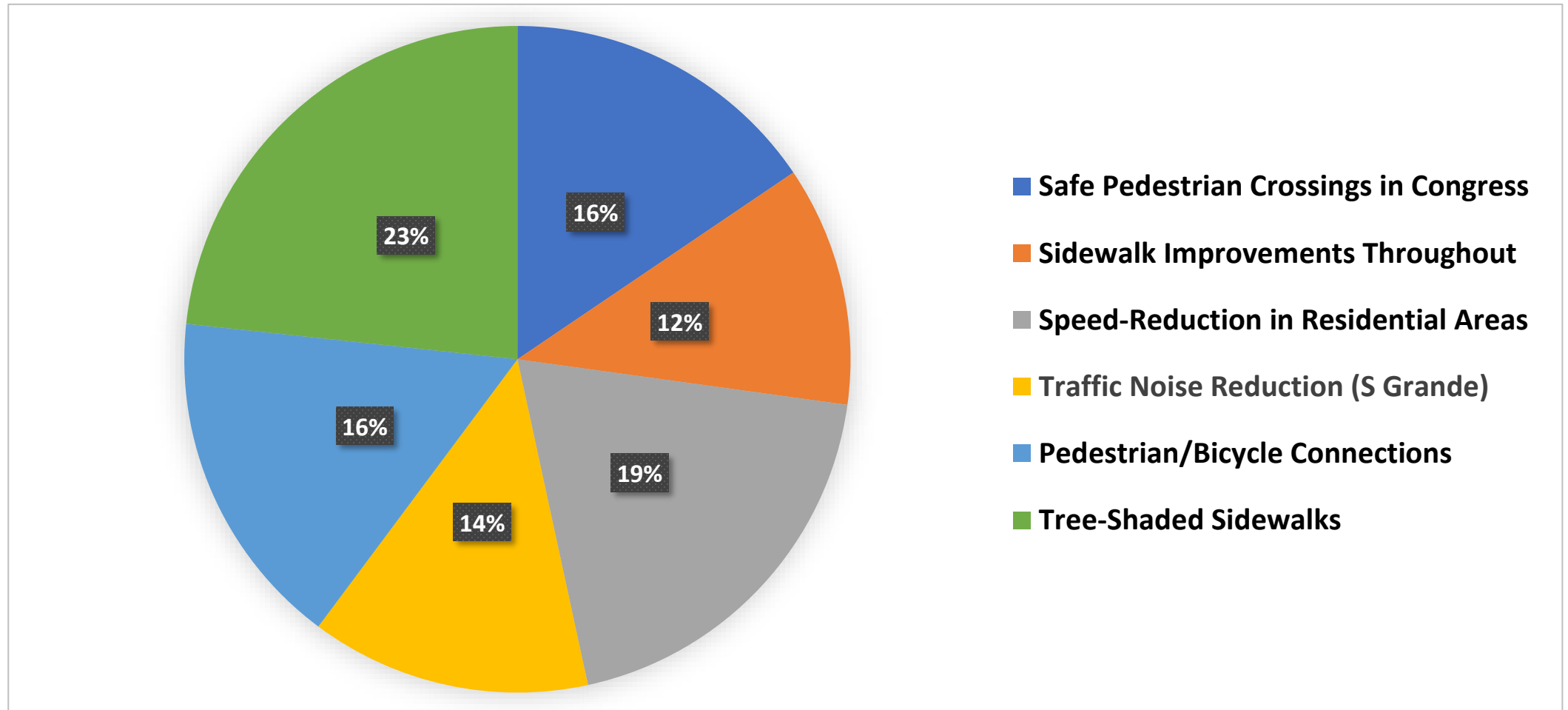
(Individual Specific Comments Provided Under the “Other” Category)

- Local based Minority-owned construction and developers in making sustainable housing - solar, water harvesting
- Home health care for elderly in neighborhood and neighborhood center for elderly residents
- Community in front on undeveloped land (e.g., A Mountain Landfill)
- Ecotourism, beautification, health care
- More frequent Food Bank Farmer's Market and more fresh local food
- None of the above - no new economic development

# Menlo Park Neighborhood Plan

## May 7 Workshop: Exercise 1 Results

### Exercise 1: Transportation, Connectivity and Mobility (Select Your Top 3 Choices)



# Menlo Park Neighborhood Plan

## May 7 Workshop: Exercise 1 Results

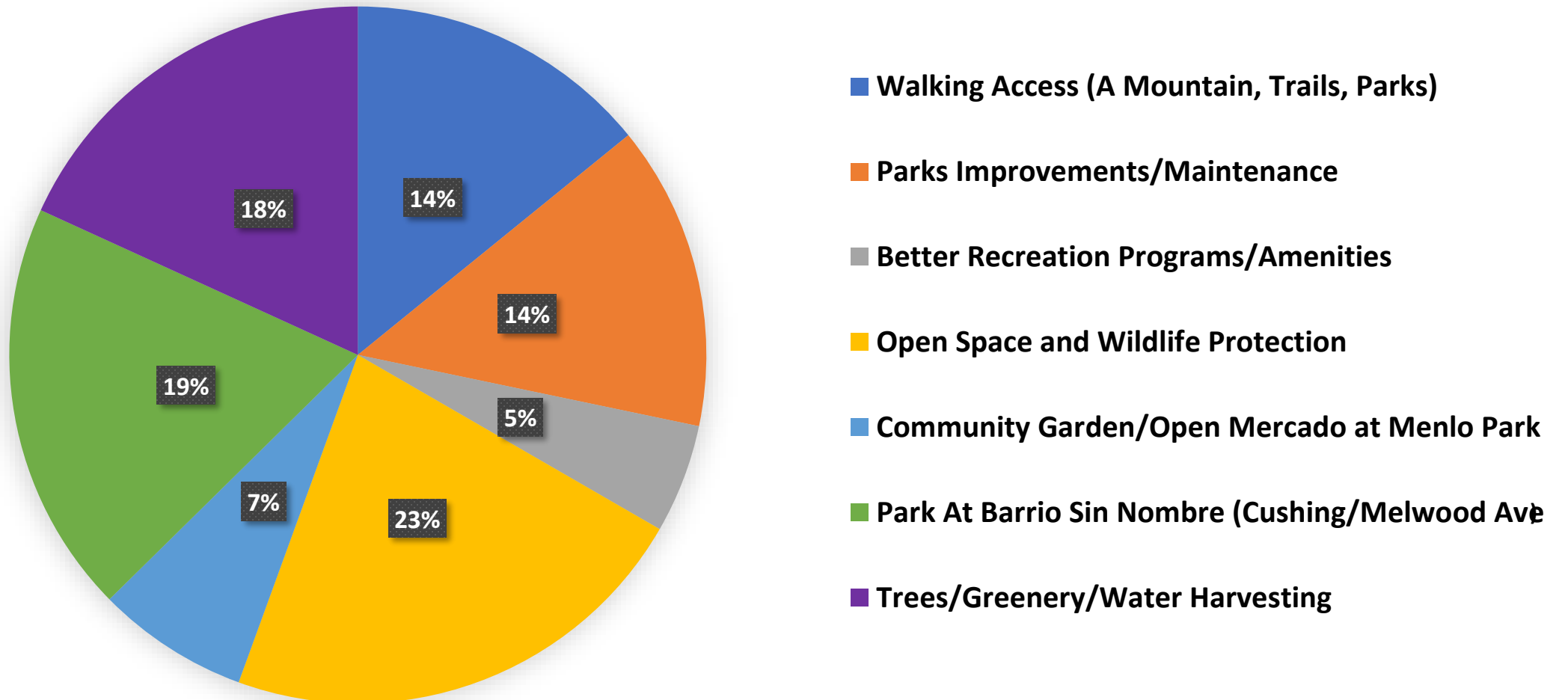
### **Exercise 1: Transportation, Connectivity, and Mobility** (Individual Specific Comments Provided Under the “Other” Category)

- Traffic noise reduction for South and North Grande Avenue and Congress Street
- More pedestrian paths without bicycle access
- More public transportation with greater time coverage and shaded bus stops

# Menlo Park Neighborhood Plan

## May 7 Workshop: Exercise 1 Results

### Exercise 1: Parks, Recreation, Open Space, and Environment (Select Your Top 3 Choices)



# Menlo Park Neighborhood Plan

## May 7 Workshop: Exercise 1 Results

### **Exercise 1: Parks, Recreation, Open Space, and Environment** (Individual Specific Comments Provided Under the “Other” Category)

- Preserve green space at Birthplace (A Mountain Landfill)
- Exercise amenities, rural education and historical education in open spaces
- Connect base of A Mountain, River, to existing open space
- "Festival Area" for Community engagement activities like Día de San Juan
- Parks scattered in the neighborhood with playgrounds and dog parks
- More shade, water fountains, and benches



# Menlo Park Neighborhood Plan

## May 7 Workshop: Exercise 2 Results

### Exercise 2: Table Discussions Summaries by Theme - Housing



*Newport Apartments, 44-unit affordable, multi-family housing complex at Prince and Stone. Source: City of Tucson Housing and Community Development Department*

- Increase in programs/education related to housing (rental/mortgage assistance, housing maintenance, Rent-to-own, Section 8, increasing homeownership etc.)
- Increase supply of available housing units; more affordable housing to address housing crisis
- Housing and resources for those who are unhoused
- Gentrification/displacement prevention; stop house flipping
- Lower-density housing

# Menlo Park Neighborhood Plan

## May 7 Workshop: Exercise 2 Results

### Exercise 2: Table Discussions Summaries by Theme – Heritage, Historic Preservation



*One of the many houses that are Contributing Resources to the Menlo Park National Registry Historic District. Photo Source: Greg Smith.*

- Neighborhood installations/Museum depicting the history of Menlo Park (art, billboards, cultural programs)
- Preservation of the neighborhood through adding new affordable housing; no house flipping
- Preserve A Mountain Landfill area from development
- Historic character/architecture for new development
- Increase in open space and areas for events/cultural festivals

# Menlo Park Neighborhood Plan

## May 7 Workshop: Exercise 2 Results

### Exercise 2: Table Discussions Summaries by Theme – Economic Development



*MSA Annex Small Local Business and Gathering Space*

- Preserving and increasing open space and seeing the use of open space as economic development
- Increasing City/County/Nonprofit services/programs/resources for small, local businesses, entrepreneurs
- More healthy food options (more grocery stores, expanding farmers market, community gardens)
- Outdoor Native/Latino Market; Festival/Event areas or spaces
- Affordable childcare



# Menlo Park Neighborhood Plan

## May 7 Workshop: Exercise 2 Results

### Exercise 2: Table Discussions Summaries by Theme – Transportation, Connectivity, Mobility



*South Grande Avenue and Cushing Street Roundabout.*

- Traffic calming measures (speed bumps, roundabout, etc.)
- Increase shade and green infrastructure (trees, planters, bus stop shade, etc.)
- Road improvements/paving
- Protected bike lanes, bike/ped infrastructure
- Less traffic on residential roads

# Menlo Park Neighborhood Plan

## May 7 Workshop: Exercise 2 Results

### Exercise 2: Table Discussions Summaries by Theme – Parks, Recreation, Open Space, and Environment



*Santa Cruz River Park, Menlo Park*

- Increase access to and add park amenities (splash pads, benches, shade, pool); More park maintenance
- Preservation and increase of open space/natural areas (including A Mountain Landfill)
- Increase in green infrastructure in neighborhood (solar, water harvesting, tree planting, etc.)
- Bike/ped connectivity to neighborhood's open spaces, trails, and parks
- Increase and preserve existing wildlife corridors, wildlife areas

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# Current City of Tucson Adopted Plans



# Menlo Park Neighborhood Plan

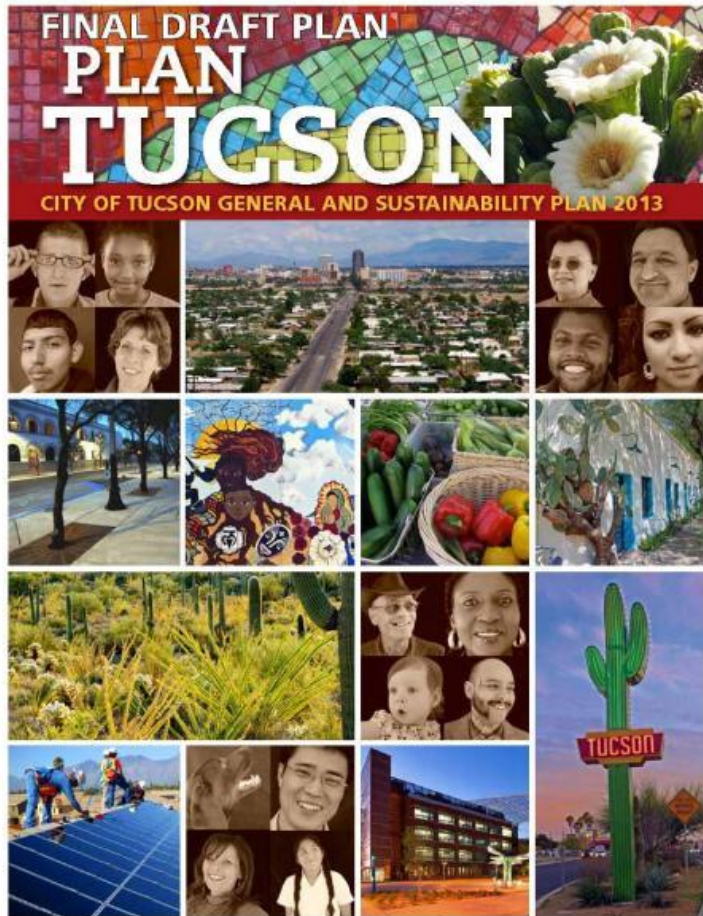
## Plans Applicable to Development of Westside Properties



# Menlo Park Neighborhood Plan

## Plans Applicable to Development of Westside Properties

### Plan Tucson: City of Tucson General & Sustainability Plan



Adopted by Mayor and Council via resolution and ratified by the voters on November 5, 2013, via Special Election (Proposition 402).

#### Plan Tucson:

- Is required by the Arizona State Law, Title 9, Section [9-461.05](#).
- Is the City's blueprint for meeting the community's long-term vision for the future.
- Includes goals and policies developed through an extensive public participation program.
- Provides guidance for City staff and decision-makers involved in reviewing, developing, or approving actions impacting the social, economic, natural, and built environments.

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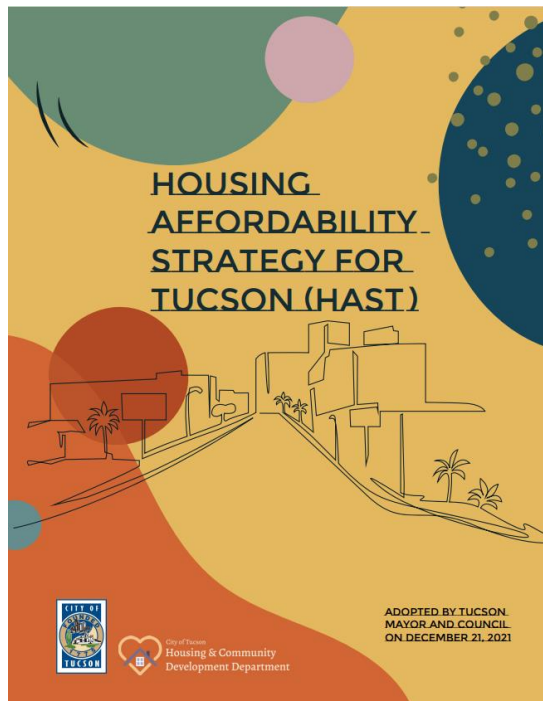
City Adopted  
Regional Plans  
Applicable to  
Development of  
Westside Properties

# Menlo Park Neighborhood Plan

## Plans Applicable to Development of Westside Properties

### City of Tucson Regional Plans

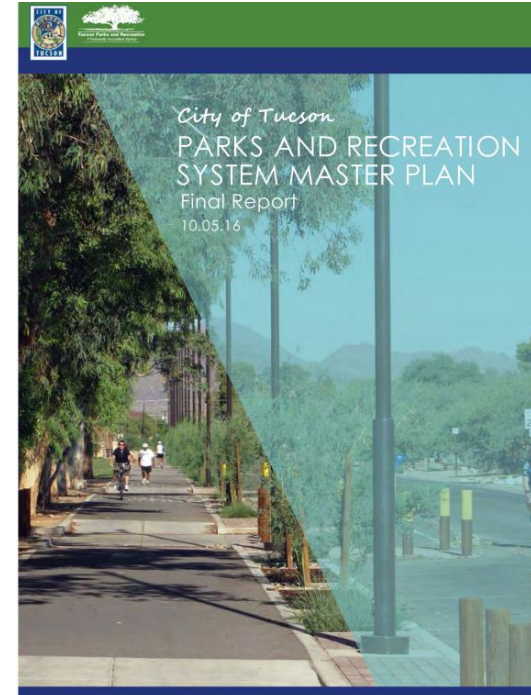
Adopted by formal action of Mayor and Council



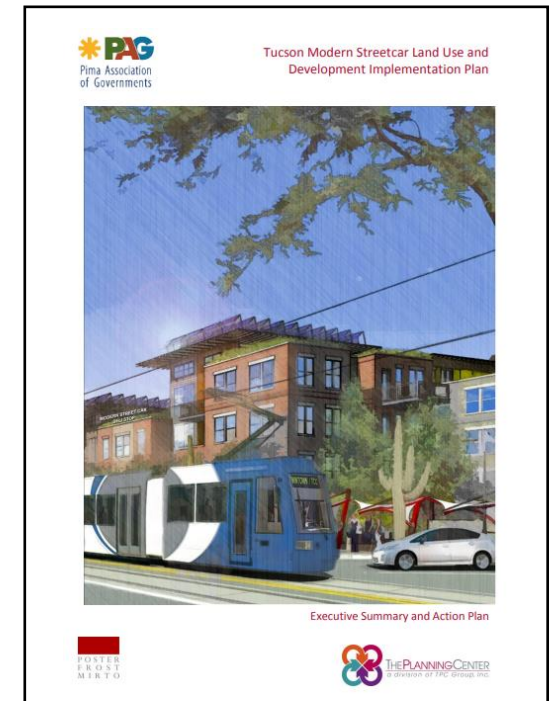
[Housing Affordability Strategy \(HAST\)](#)



[Move Tucson: Delivering Mobility Choices](#)



[Parks and Recreation System Master Plan](#)



[Tucson Modern Streetcar Land Use and Development Implementation Plan](#)

# Menlo Park Neighborhood Plan

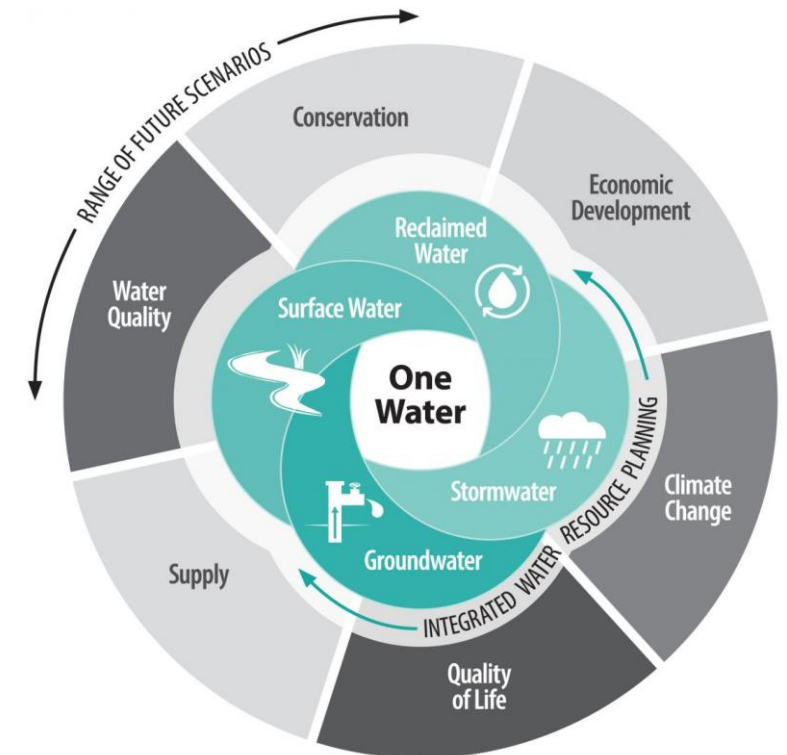
## Plans Applicable to Development of Westside Properties

### City-wide Plans in Progress:



**Tucson**  
*Resilient Together*

[The Tucson Resilient Together Climate Action Plan](#)



[Tucson One Water 2100 Vision  
and Master Plan](#)



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# City Adopted Area Plans Guiding Development of Westside Properties



# Menlo Park Neighborhood Plan

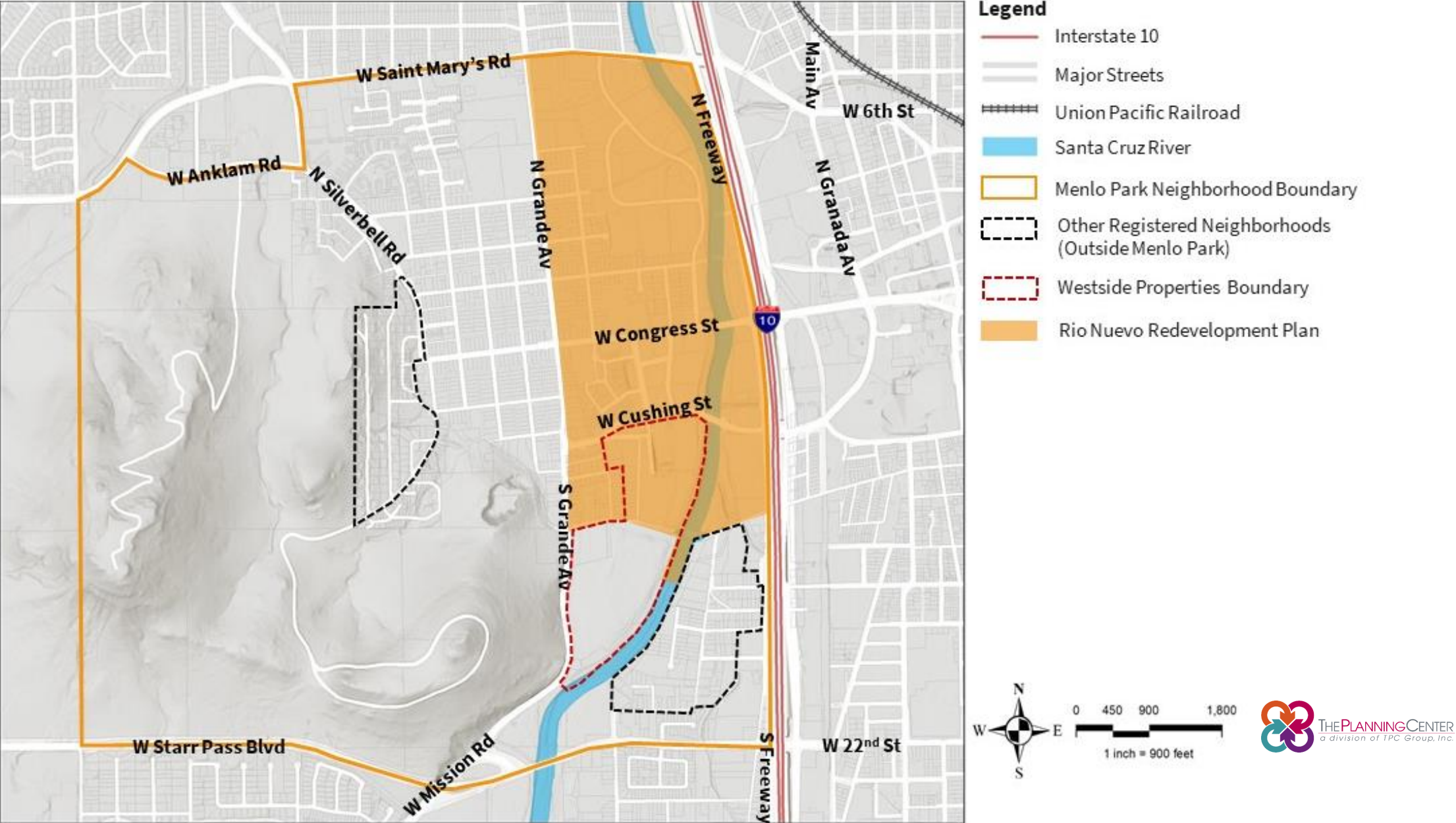
## City Area Plans Applicable to Development in Westside Properties

### Rio Nuevo Redevelopment Plan (1982)

The [Rio Nuevo Redevelopment Plan](#) land use objectives include:

- Retaining and environmentally upgrading existing uses east of the Santa Cruz River
- Channelizing and landscaping the river to meet a variety of flood control and recreational objectives
- Developing predominantly residential projects west of the Santa Cruz River, north and south of Congress Street.
- Accommodating a mix and range of housing types and prices at various densities
- Including a minimum of 30% low- and moderate-income housing units, with a minimum of 20% of the housing units to be constructed for low-income persons.

# Rio Nuevo Redevelopment Plan



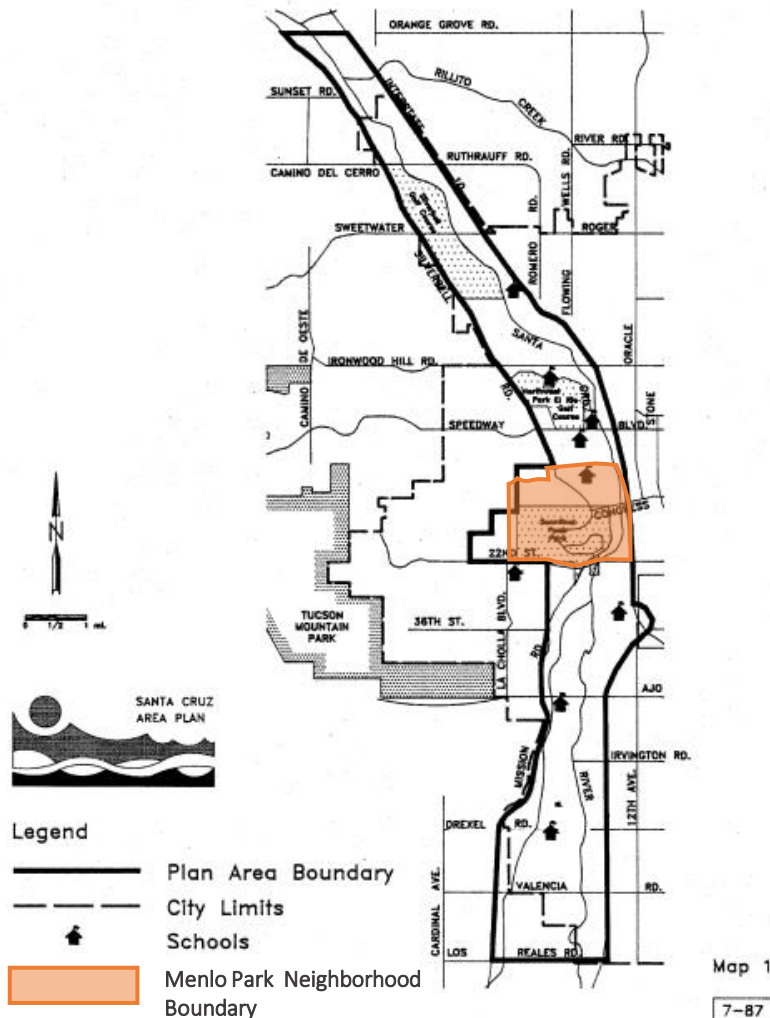
# Menlo Park Neighborhood Plan

## City Area Plans Applicable to Development in Westside Properties

### Santa Cruz Area Plan (1984)

The [Santa Cruz Area Plan](#):

- Guides future development and coordinates governmental actions when developing along the Santa Cruz River and its immediate environs.
- Includes policies for land use, circulation, history, culture and archeology, and water management and provides design guidelines.
- Adopted neighborhood, redevelopment, or zoning concept plans take precedence over general Santa Cruz Plan policies and should be consulted for detailed zoning or development decisions.



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# Economic Development Tools

# What Is Tax Increment Financing (TIF)?

# Menlo Park Neighborhood Plan

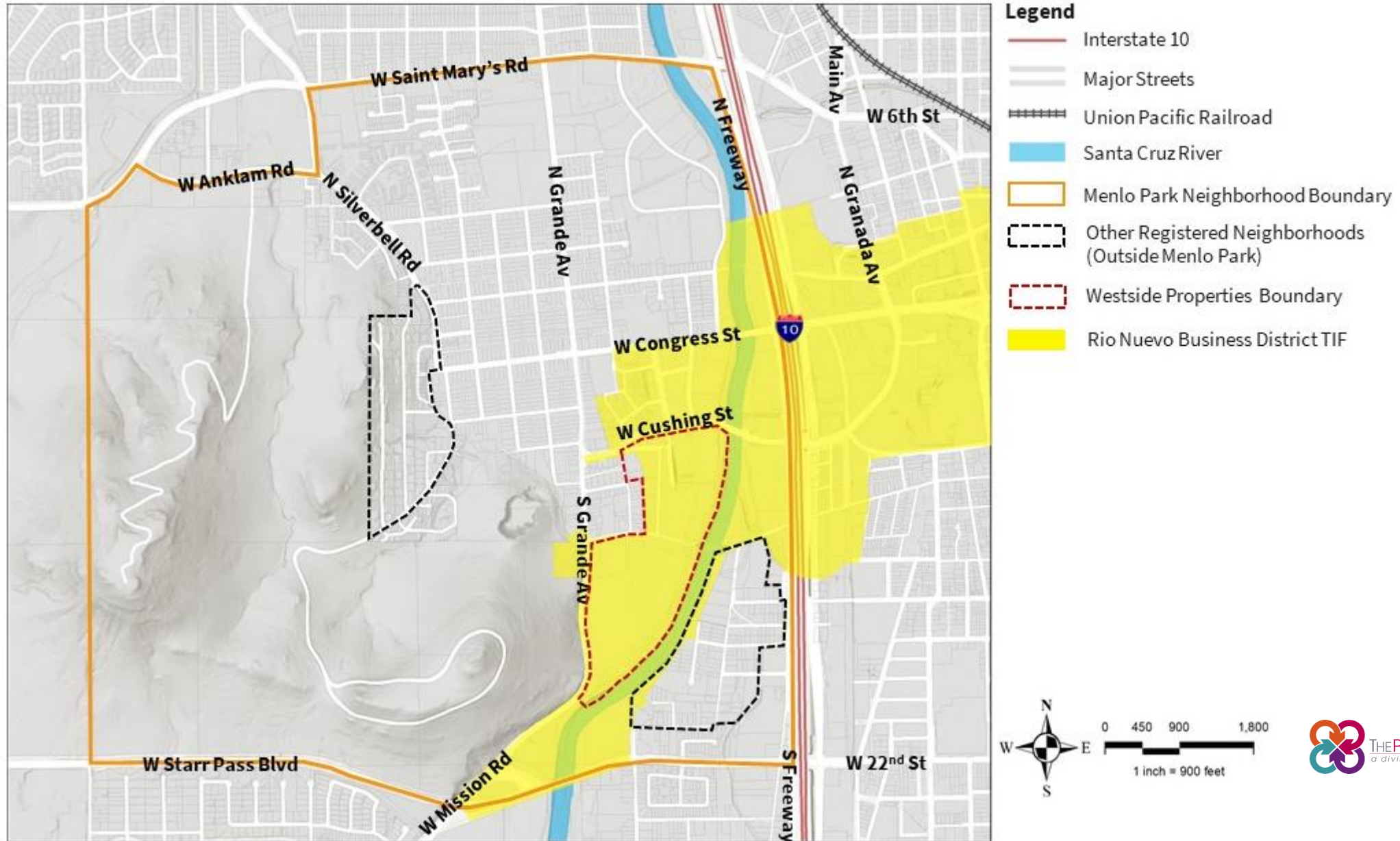
## Rio Nuevo Business TIF District

### Tax Increment Finance District

- **Tax Increment Finance (TIF)** is a public financing method used to subsidize redevelopment, infrastructure and other community-improvement projects in many states.
- TIFs locally control development with State oversight.
- In a TIF district, money for infrastructure improvements and other incentives comes from the growth in sales tax revenues, called the tax increment.
- The **Rio Nuevo Business TIF District** was approved by the voters and is overseen by the State of Arizona.



# Rio Nuevo Business TIF District



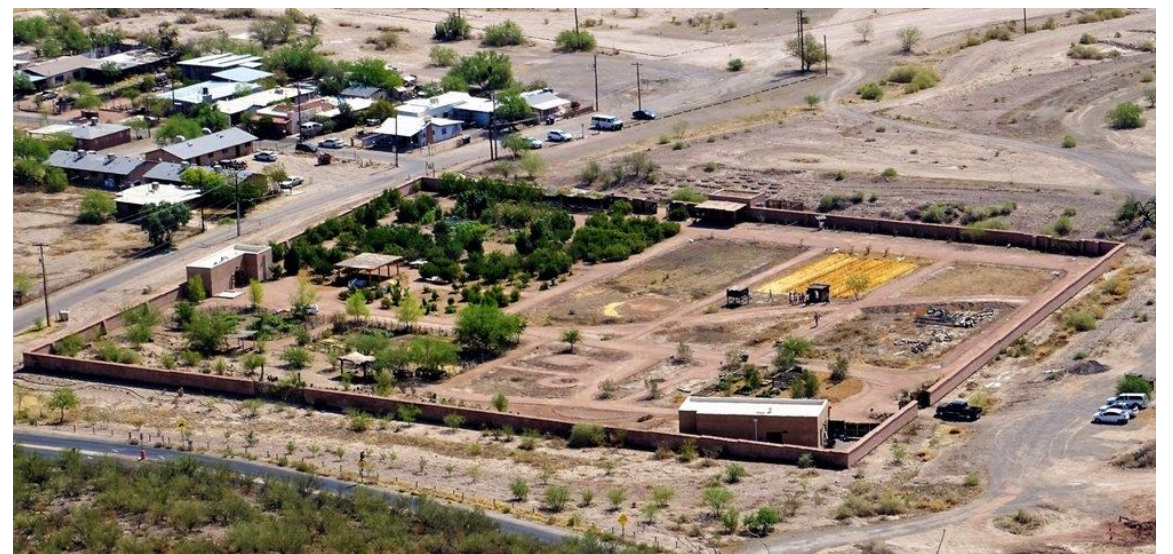


# Menlo Park Neighborhood Plan

## Tax Increment Financing

### Tax Increment Finance (TIF) District Projects in Menlo Park

#### Mission Garden



**Investment Type:** Rio Nuevo Project **Year Completed:** 2015 **Rio Nuevo Total:** \$1,100,000 **GPLET:** No



# Menlo Park Neighborhood Plan

## Tax Increment Financing

### Tax Increment Finance (TIF) District Projects in Menlo Park

**The MSA Annex** (Includes 13 retail/dining establishments and a 500-seat event space)



**Investment Type:** Rio Nuevo Project **Year Completed:** 2018 **Rio Nuevo Total:** \$3,420,000 **GPLET:** Yes



# Menlo Park Neighborhood Plan

## Tax Increment Financing

### Tax Increment Finance (TIF) District Projects in Menlo Park

#### Caterpillar's Tucson Mining Center



**Investment Type:** Rio Nuevo Project   **Year Completed:** 2019   **Rio Nuevo Total:** \$5,600,000   **GPLET:** Yes

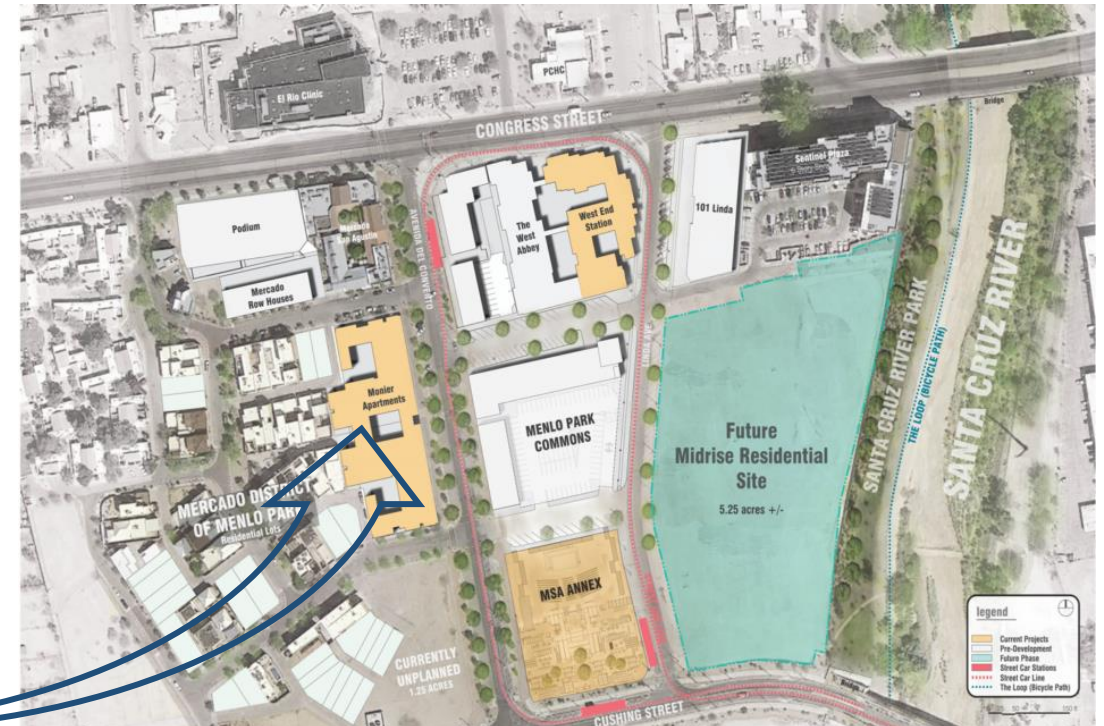


# Menlo Park Neighborhood Plan

## Tax Increment Financing

### Tax Increment Finance (TIF) District Projects in Menlo Park

#### Monier Mixed-Use Project



**Investment Type:** Rio Nuevo Project   **Year Completed:** 2020   **Rio Nuevo Total:** \$2,400,000   **GPLET:** No

# What Is Government Property Lease Excise Tax (GPLET)?

# Menlo Park Neighborhood Plan

## Government Property Lease Excise Tax (GPLET)

### GPLET

- In 1996, the State of Arizona established the Government Property Lease Excise Tax (GPLET).
- A GPLET is a tax incentive agreement between a private party and a local government in commercial districts that temporarily replaces a buildings tax with an excise tax.
- The State of Arizona GPLET includes a 25-year maximum period and 8 years abatement.
- Two authorities can issue a GPLET, Rio Nuevo and the City of Tucson.

# Menlo Park Neighborhood Plan

## Government Property Lease Excise Tax (GPLET)

**Rio Nuevo utilized GPLETs on several projects in Menlo Park:**



MSA Annex 2018



Caterpillar Headquarters 2019



Monier Mixed Use 2020



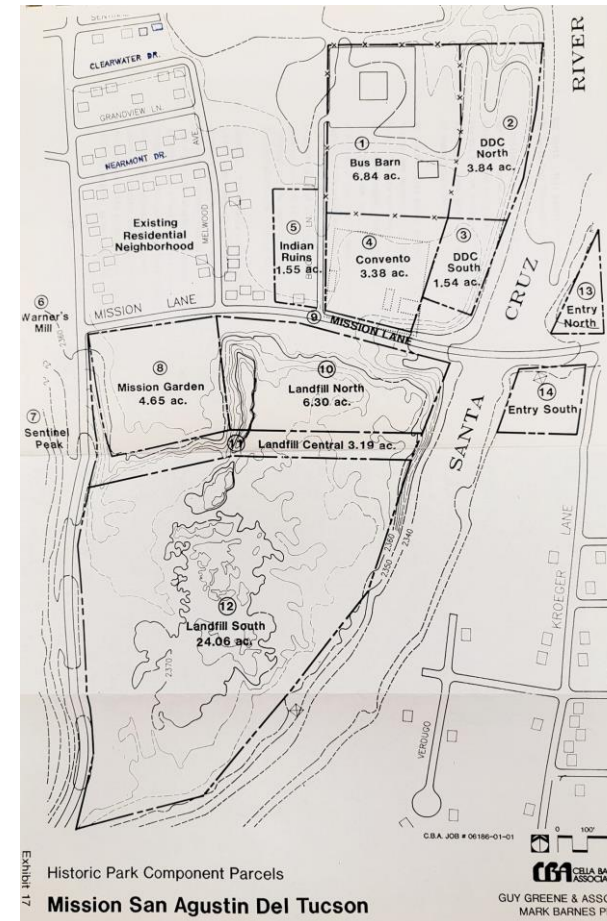
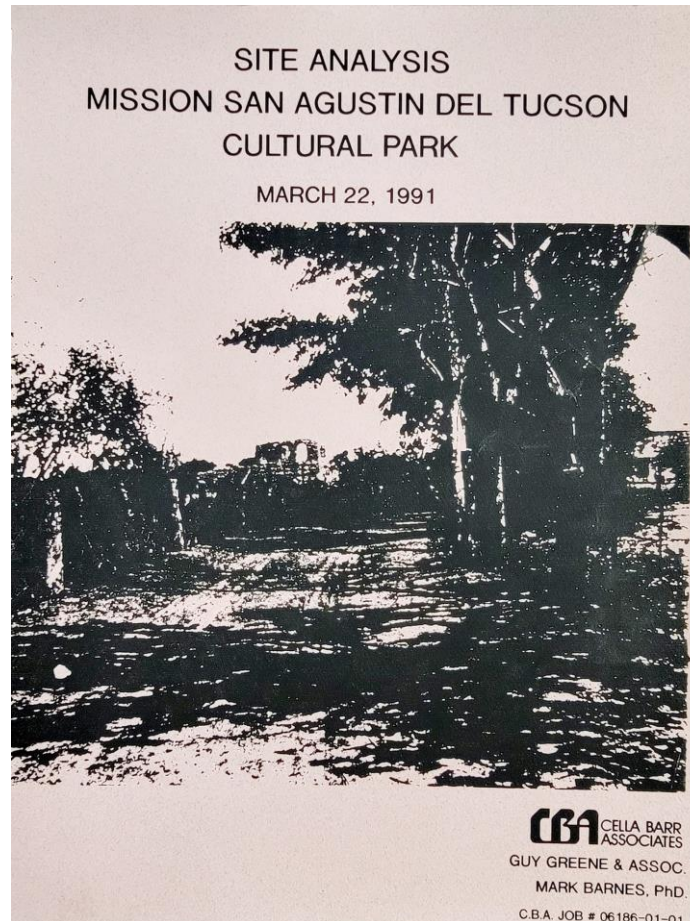
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# Westside Properties Previous Planning Efforts

# Menlo Park Neighborhood Plan

## Examples of Westside Properties Previous Planning Efforts

### Mission San Agustin del Tucson Cultural Park (1991)



# Examples of Westside Properties Previous Planning Efforts

## University of Arizona Science Center (UASC) Rainbow Bridge, 2004

Menlo Park and Downtown Tucson  
Rio Nuevo Project

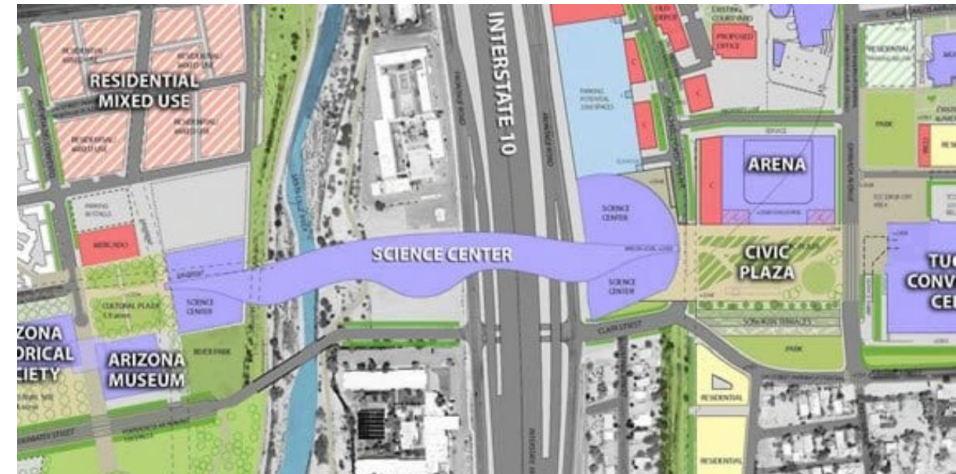




# Examples of Westside Properties Previous Planning Efforts

## University of Arizona Science Center (UASC) 2004

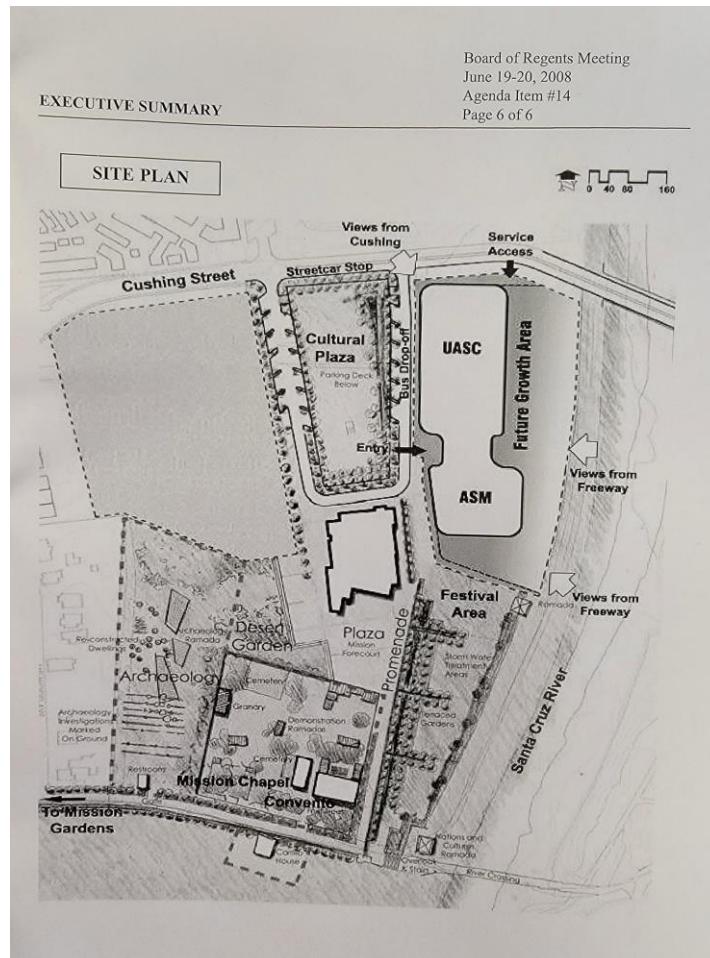
UA Science Center: The University of Arizona Science Center (UASC) proposed facility planned to facilitated public understanding of science, technology, engineering and math.



# Menlo Park Neighborhood Plan

## Examples of Westside Properties Previous Planning Efforts

### University of Arizona Science Center Site Plan (June 2008)



Proposed University of Arizona site plan presented to the Arizona Board of Regents in June 2008 included:

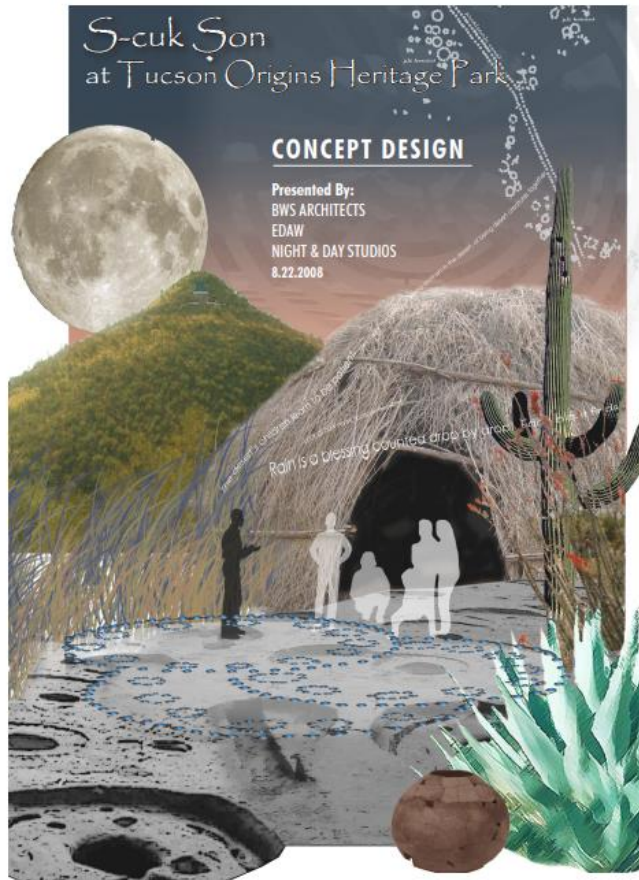
- University of Arizona Science Center
- Arizona State Museum
- Historical Society Building
- Cultural Plaza
- Plaza (Mission Food Court)
- Mission Chapel/Convento
- Festival Area



# Menlo Park Neighborhood Plan

## Examples of Westside Properties Previous Planning Efforts

### S-cuk Son at Tucson Origins Heritage Park (2008)

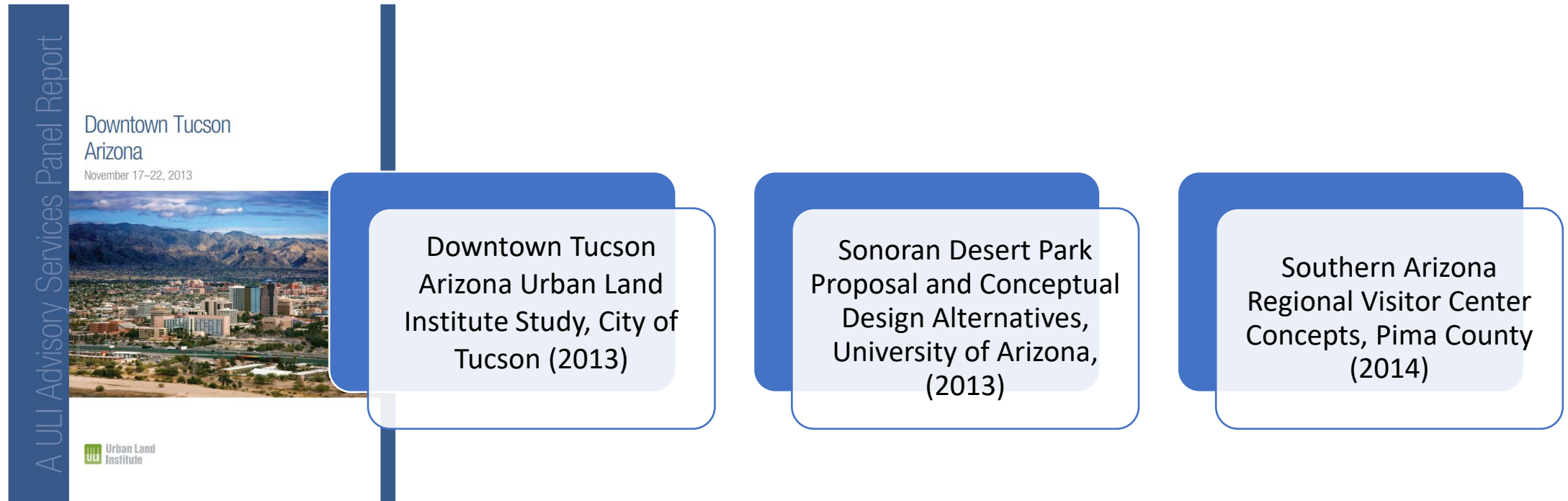


Concept Design Prepared for the Arizona State Museum (Not a Master Plan)

# Menlo Park Neighborhood Plan

## Examples of Westside Properties Previous Planning Efforts

### Other Previous Planning Efforts





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# Previous Planning Efforts Exercise

Thank You!