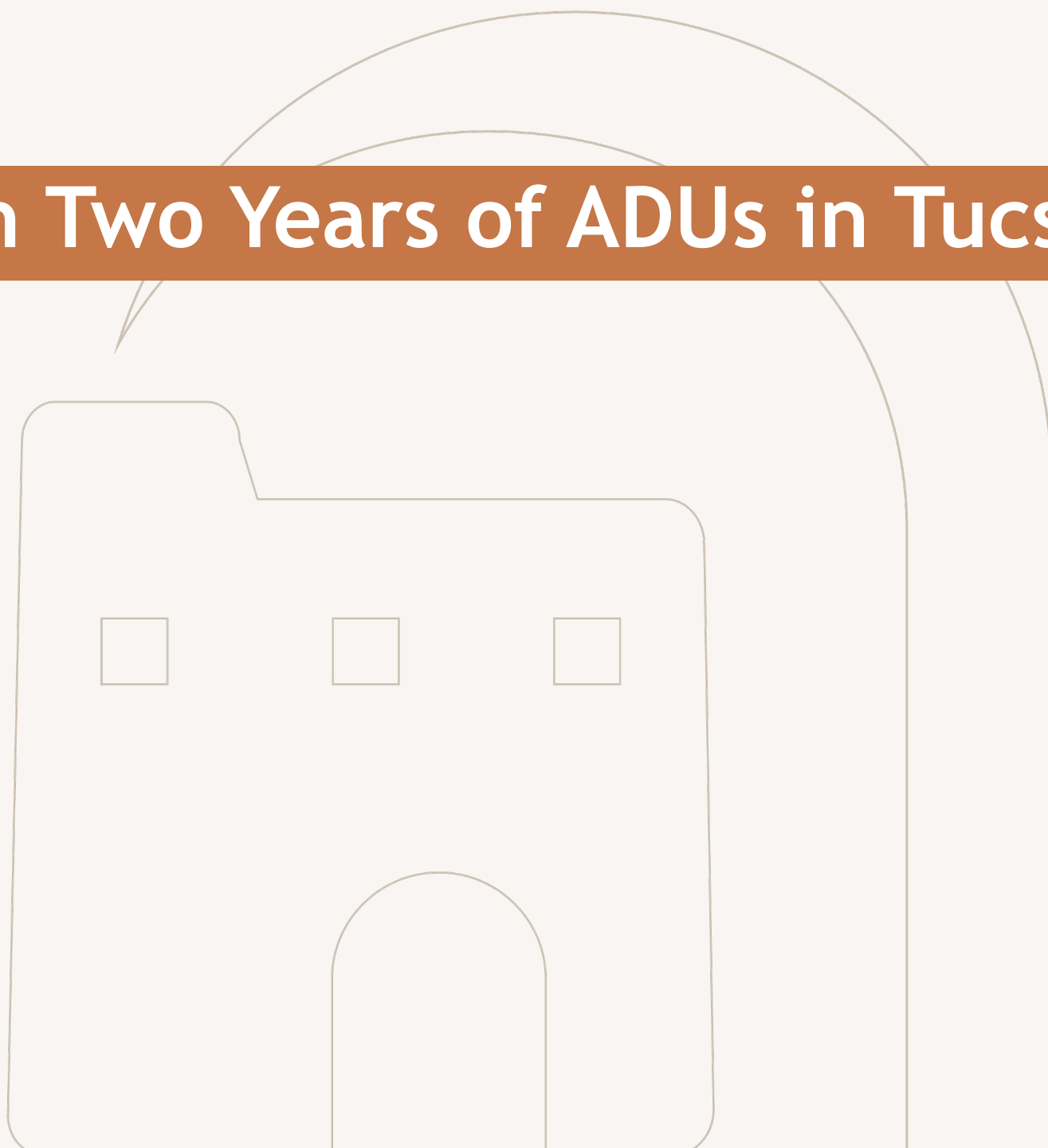


# Reflections on Two Years of ADUs in Tucson





# ARCHES

**ARIZONA RESEARCH CENTER**

---

**FOR HOUSING EQUITY AND SUSTAINABILITY**

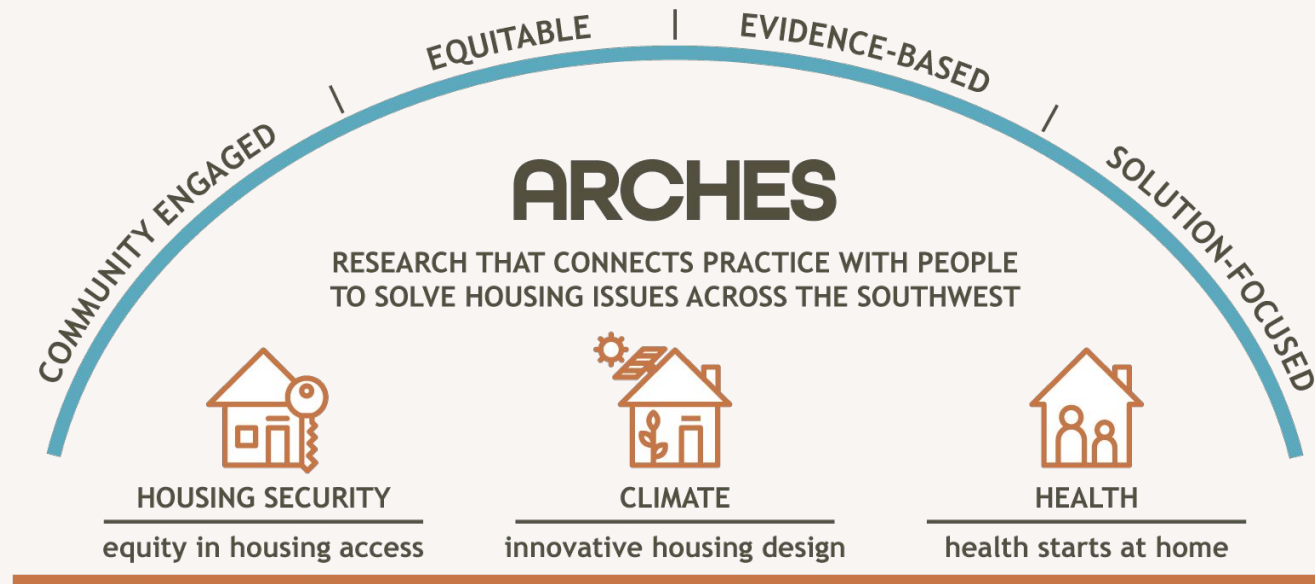


COLLEGE OF ARCHITECTURE, PLANNING  
& LANDSCAPE ARCHITECTURE

**Drachman Institute**

**ASU** **Morrison Institute**  
for Public Policy  
**Arizona State University**

# Arizona Research Center for Housing Equity and Sustainability (ARCHES)



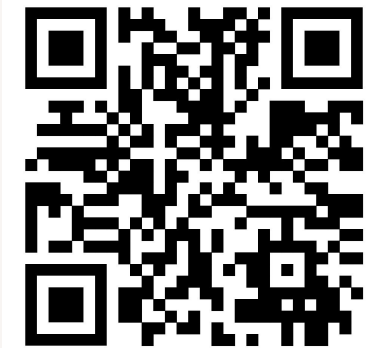
# ARCHES & Equitable Places Lab Lecture Series

**Dr. Joanna Lucio**

## “Right to the City” and Overcoming Opposition to Affordable Housing

Friday, April 19, 1:30 PM - 2:30 PM, ASU Coor Hall, Room #5536 & Zoom

Opposition to affordable housing is a pernicious problem that is stopping us from making progress toward meeting affordable housing needs. Join us for a discussion on opposition to affordable housing that goes beyond the typical NIMBY (Not-in-my-backyard) conversations to include a broader view of opposition and how it impacts different housing and community outcomes. Using “right to the city” as a theoretical framework, we will explore how affordable housing integration successes and failures have affected the rights of low-income residents in different neighborhoods.



# Schedule

2:00 - 2:10 - Welcome

2:10 - 2:50 PM - Panel 1: ADU Policy

- Dr. Daniel Kuhlmann, UA and ARCHES
- Koren Manning, City of Tucson  
Department of Planning and  
Development
- Dr. Deirdre Pfeiffer, ASU and ARCHES
- Miranda Schubert, Tucson for Everyone

2:55 - 3:35 PM - Panel 2: ADU Design and  
Production

- Kenny H. Wong, UA and ARCHES
- Shay Jimenez, CUADRO Design
- Valerie Lane, UA and Urban Infill  
Project
- Dr. Ryan Smith, UA

3:40 - 4:00 PM - Discussion and Questions

# ADU Policy

Moderator: Dr. Daniel Kuhlmann, UA and  
ARCHES

- Koren Manning, City of Tucson  
Department of Planning and  
Development
- Dr. Deirdre Pfeiffer, ASU and ARCHES
- Miranda Schubert, Tucson for Everyone

# ADU Design and Production

Moderator: Kenny H. Wong, UA and ARCHES

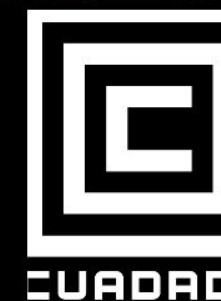
- Shay Jimenez, CUADRO Design
- Valerie Lane, UA and Urban Infill Project
- Dr. Ryan Smith, UA

# MI CASITA





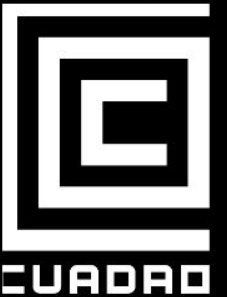
# CASITA LOOKFAR



# CASITA KISMET



# CASITA SANTA ROSA



# UIP

**URBAN INFILL PROJECT**

We transform communities by strategically developing small-scale urban infill housing to create sustainable and inclusive environments that empower residents and drive lasting social and economic change.

The Urban Infill Project was created in response to the need for supplementary housing solutions in Tucson and surrounding Southern Arizona Communities.

UIP is a Pre-permitted Plan Catalogue & Resource Center for small scale residential structures that can be used for ADU's/Guest Houses or as New Construction on vacant infill lots.

# How does an expansion in ADU/Casita construction affect community?

ADU's aid in solving the housing crisis through a controlled increase to urban density which offers many opportunities:

- supplemental income potential
- increases rental supply and promotes neighborhood stability
- more flexible housing options keeps families strong
- increasing density is an efficient use of land that is otherwise left empty
- support for climate-resilient infill development keeps growth in context of existing neighborhoods
- small scale infill development is low impact, controlled directly by residents, and contributes significantly to community health and vitality by providing housing that *sustains strong social support networks*



# COST & TIME SAVINGS

## Custom Designs

- Custom designed set of plans can anywhere from 2-12 months to produce
- Processing a custom plan through the jurisdiction can take *another* 2-6 months

## Urban Infill Project Pre-permitted designs

- Set pricing for model plans – predictable cost and time
- Processing our plans through the jurisdiction can take as little as 7-10 days
- Customizable / Flexible design features include:

Thoughtfully designed to fit almost any lot in Tucson and PC and designed to meet COT's ADU Ordinance

Accessible – designed with 3' doorways, accessible paths through living areas

Energy Efficient: high quality envelope insulation, solar-ready, gray water included from all allowable fixtures

Designed with large openings where windows and doors can be swapped as needed or desired

"Builder plans" meaning the contractor can work with the homeowner on all finishes

Models can be combined and configured for larger SF and built on empty lots as needed



**Micro - 144 SF**  
**Studio w/ loft**



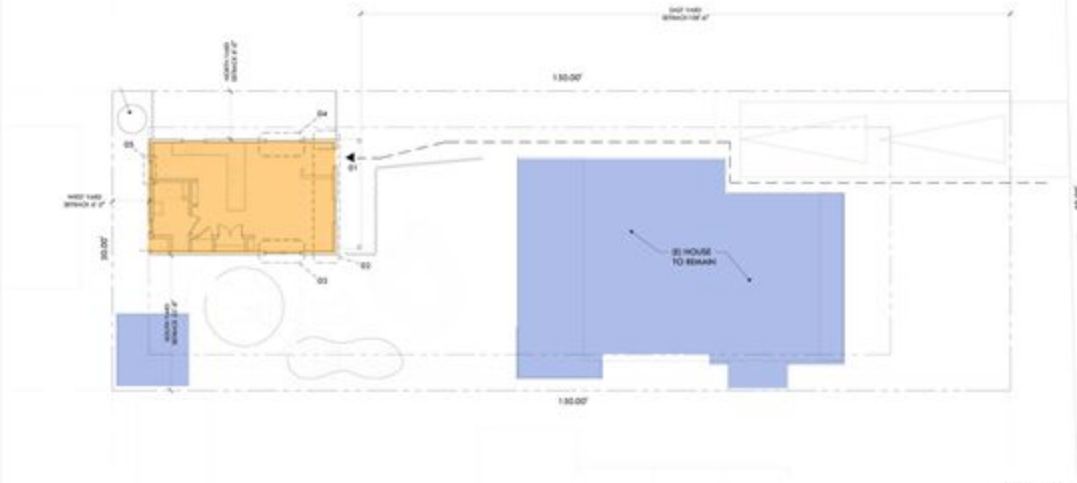
**Lumen**  
**605, 825, or 1000 SF**  
**Studio, I, or II bedroom**



**Roost**  
**436, 623, 768 SF**  
**Studio, I, or II bedroom**



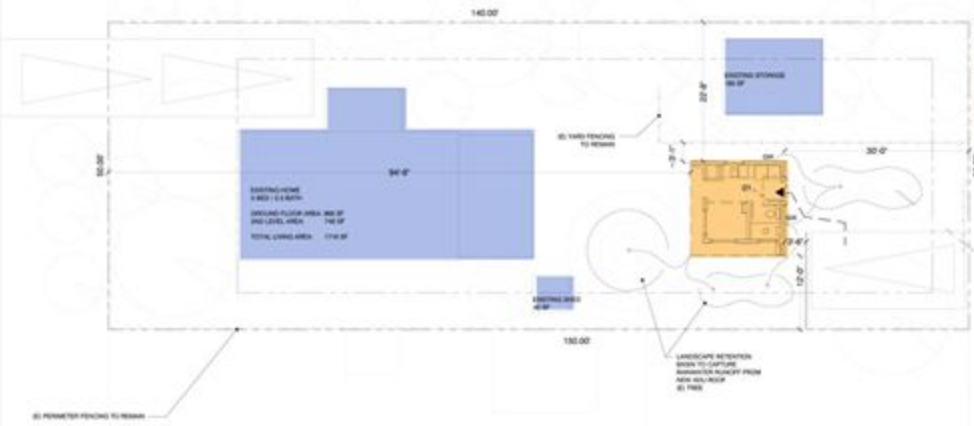
# City of Tucson R2 zoning



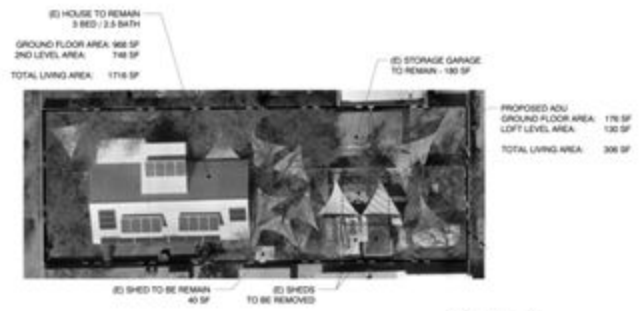
SITE FLOOR PLAN  
1/8" = 1'-0" 1 1



AERIAL  
N/S 1



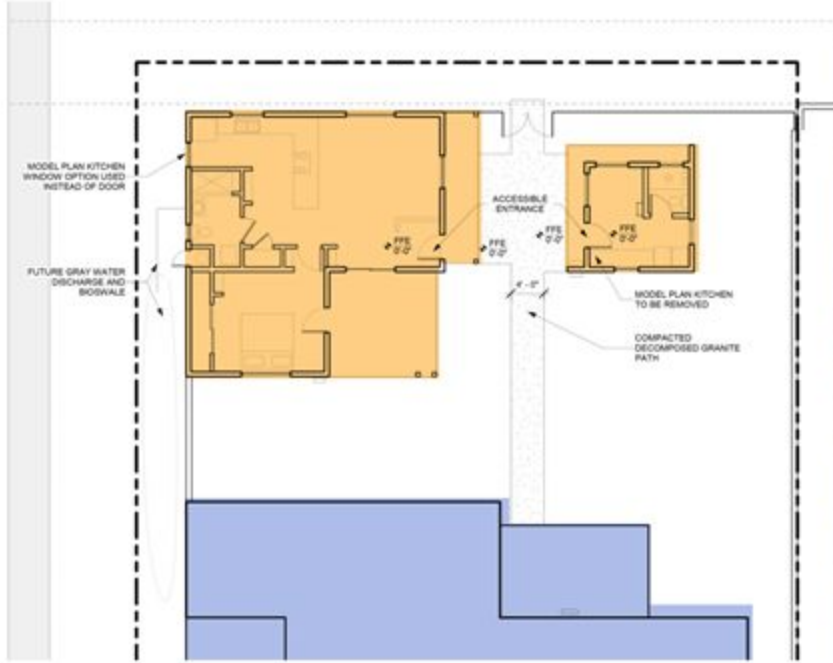
SITE FLOOR PLAN  
1/8" = 1'-0" 1 1



AERIAL  
N/S 1



# City of Tucson RI zoning



2 SITE PLAN - PROPOSED FLOOR PLANS  
SCALE: 1/8" = 1'-0"

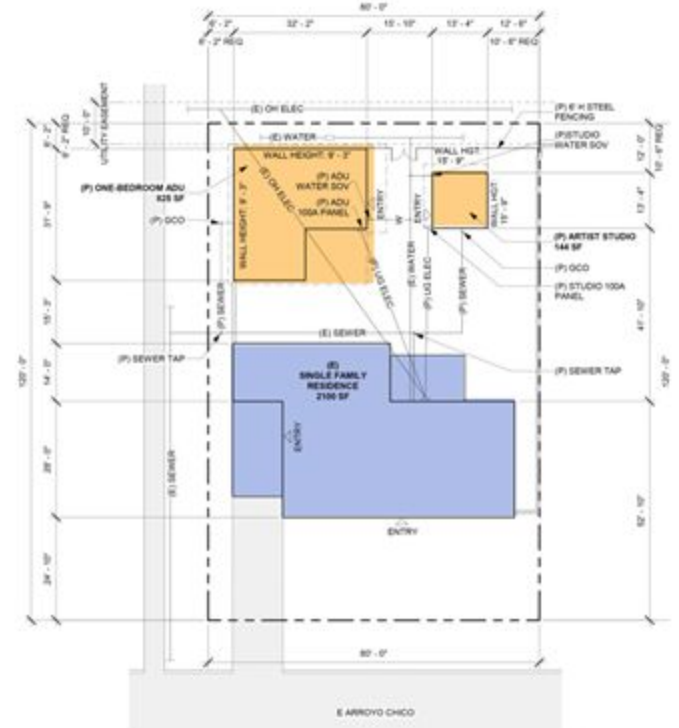


**PROJECT LOCATION**  
PROJECT SCOPE: NEW CONSTRUCTION  
ONE-BEDROOM ACCESSORY DWELLING UNIT  
AND CASITA

**EXISTING SINGLE-FAMILY RESIDENCE**  
NO WORK TO BE PERFORMED ON  
EXISTING RESIDENCE

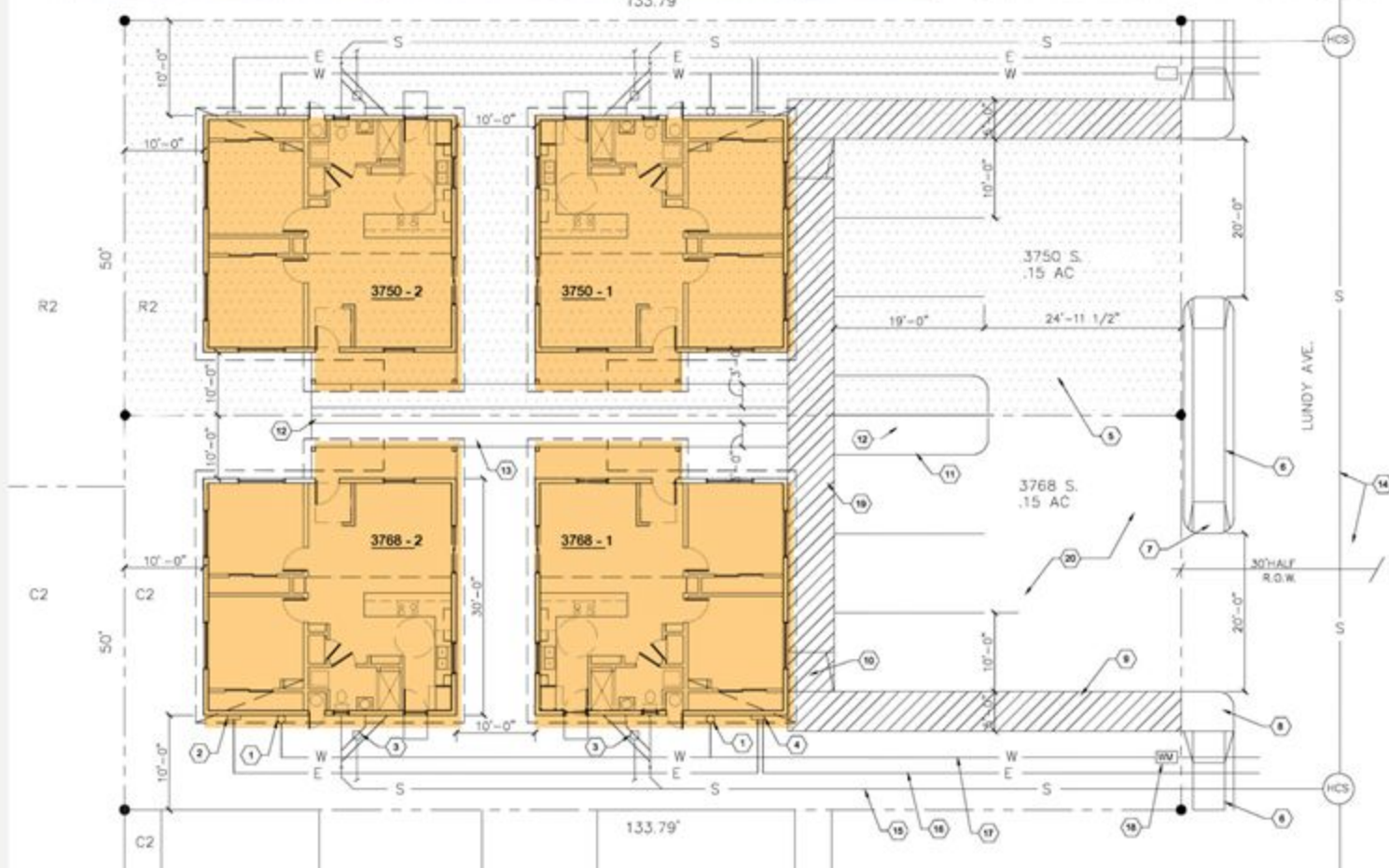


4 AERIAL  
NOT TO SCALE

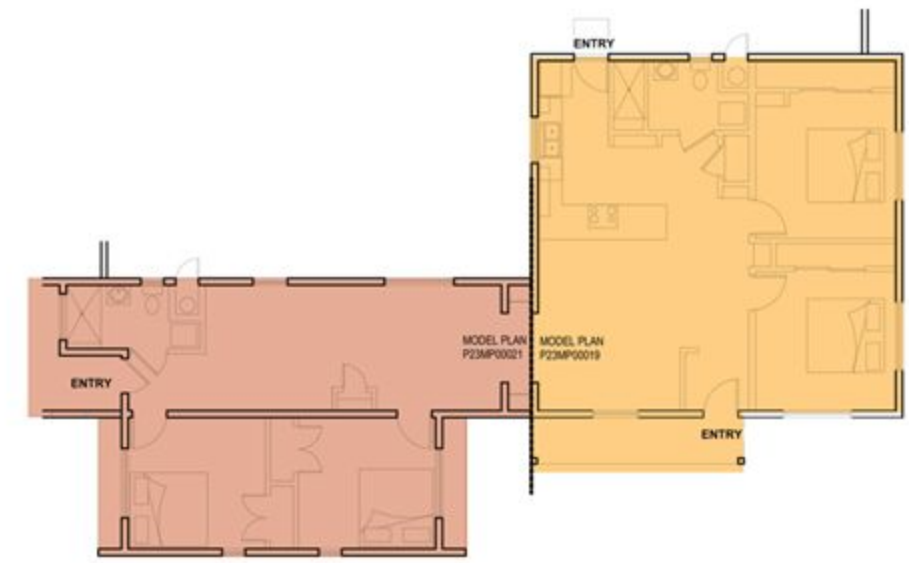


2 SITE PLAN - PROPOSED  
SCALE: 1/16" = 1'-0"

# City of Tucson R2 + C2 zoning



**Pima County**  
**SH zoning – 52,000 SF / 1.2 AC**  
**(suburban homestead)**





# ARCHES

**ARIZONA RESEARCH CENTER**

---

**FOR HOUSING EQUITY AND SUSTAINABILITY**



COLLEGE OF ARCHITECTURE, PLANNING  
& LANDSCAPE ARCHITECTURE

**Drachman Institute**

**ASU** **Morrison Institute**  
for Public Policy  
**Arizona State University**