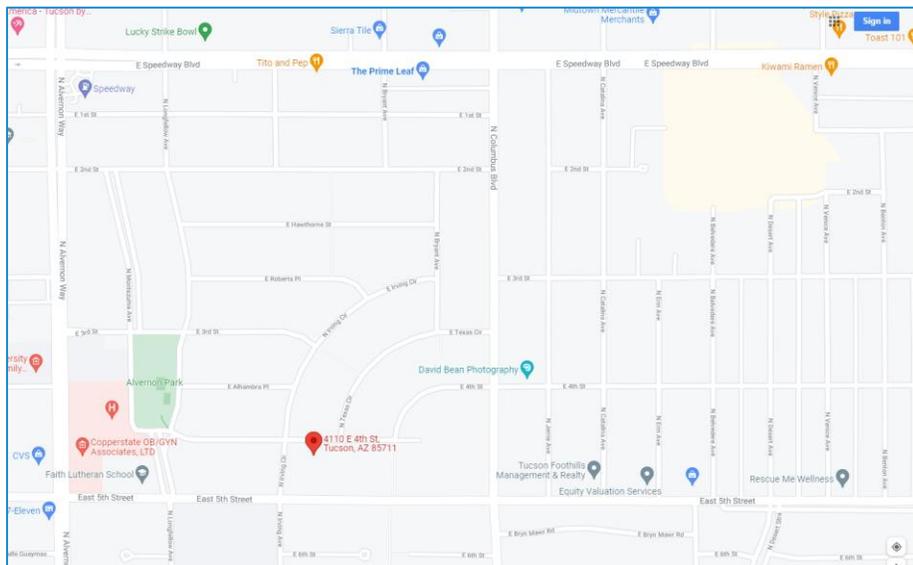


Mental Health Clinic | Peter Howell Neighborhood Association 02-02-2022

What is it?

The City of Tucson owns a surplus property located at 4110 E. 4th St, just off the corner of E 4th and N. Irving Cir, within the PHNA. This property is owned by Risk Management was vacated several years back and has sat unoccupied till now. The City of Tucson and the Business Services Department has identified this property as an opportunity to serve as a Mental Health clinic. This clinic would only be open to City of Tucson employees and would employ two behavioral health counselors, two behavioral health navigators, and one front office staff person. Utilizing this vacant building would mean that the City is able to get beneficial use from the property rather than have it unoccupied and at risk for vandalism. If not utilized for the mental health clinic, another potential would be to re-purpose the property as office space for Risk Management Operations. It also would serve to provide City of Tucson employees a valuable service in terms of mental health support.



Neighborhood Impact:

The City of Tucson and Business Services have not identified any major impact to the residents adjacent to the property or the broader Peter Howell Neighborhood Association. This clinic will look the same as it does now, with cosmetic changes to the interior and exterior. Broadly however it will still look the same as a residential home. There will be minimal foot traffic to the clinic, as this is only open to City of Tucson employees. The hours of operation will be traditional (8-5) and some non-traditional hours to accommodate all employees' schedules. The only constant presence will be that of the staff that will be there during hours of operation.

The only impact that will come to the neighbors would be that of construction operations. From the current condition of the home there only needs to be interior and exterior changes to cosmetics and some other minimal changes. The construction process will take roughly 4-6 months. The process will involve periods of time with contractor traffic and noise that is consistent with a traditional home renovation. There will be no major construction operations occurring outside of those, and the property will maintain a residential aesthetic from the exterior. There will be no major demolition to parts of the property. There will only be minimal vehicle and foot traffic from construction vehicles, materials drop offs, and contractors or the City of Tucson. A notice will be provided to residents in the immediately surrounding neighborhood before construction operations are set to begin. The construction operations must also be in accordance with the City Noise ordinance (no construction noise between 8:00 P.M. and sunrise).

Neighborhood Benefit:

The biggest benefit to the neighborhood would be occupying the currently vacant building. This would help deter any vandalism or unwanted presence at the property. It would also help beautify the neighborhood by cleaning up the property and performing cosmetic changes to the interior and exterior of the building. With immediate use from the mental health clinic, the property will begin to be occupied and not have to wait until another use for the property is identified.

Zoning:

Currently, the property is zoned as R-1. Government owned and operated administrative office is a permitted use in all residential zones (SR, SH, RX-1, R-2, R-3, and MH-2) except for R-1 and MH-1 as principal land use. Administrative offices are allowed in R-1 and MH-1 as a secondary use. Since this property will not be occupied with a residential use as its primary use, a waiver for relief from this requirement, which is established in Sec. 4.9.7.E.2 of the Uniform Development Code, has been requested from the Zoning Administrator.