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**MS 1173  
Tucson Regional Plan, Inc.  
Papers, 1939-1980**

**DESCRIPTION**

Collection consists of organization meeting notes, correspondence, planning and development programs for Tucson and Pima County, and scrapbooks from Tucson Regional Plan, Inc. This organization had a life history during two periods (1938-1946 and after 1960). The collection reflects material from both these periods. Membership listings, meeting notes, organization correspondence in the first series highlights the resurgence of the group in 1960. Scrapbooks provide information on the activities, individuals, and planning of the organization in its initial period from 1940 to 1946.

9 Boxes, 6.5 linear ft.

**ACQUISITION**

Donation from Andre M. Faure in October 1982 and Arizona Architectural Incorporated in August 1982.

**ACCESS**

There are no restrictions on access to this collection.

**COPYRIGHT**

Requests for permission to publish material from this collection should be addressed to the Arizona Historical Society, Tucson, Archives Department.

**PROCESSING**

The collection was processed by William Tackenberg in September 2000.

**ARRANGEMENT**

Arranged in four series: Series 1/ Tucson Regional Plan, Inc. organization files; Series 2/ Tucson Master Plan; Series 3/ Studies, Pamphlets, and Reports Related to Tucson and Pima County planning; and Series 4/ Clipping Scrapbooks for the period 1940-1946.

**HISTORICAL NOTE**

The Tucson Regional Plan, Inc. was originally organized by a group of private citizens in 1938. These individuals felt that Tucson's rapid growth and future would need guidance and control beyond the ability of the city's Planning and Zoning Department. As originally

envisioned, the organization provided an intermediary level of nonpaid individuals to assist the Planning and Zoning Department in communication with the public in the planning and executing controls on Tucson's growth. Initial objectives of the organization included the development of a master plan for metropolitan Tucson and getting the Arizona Legislature to pass enabling legislation to permit Arizona counties to establish Planning and Zoning Departments.

The first goal was achieved when \$50,000 was raised to employ the services of Ladislau Segoe, a national consultative authority on planning to come to Tucson in 1940 and provide the city with initial planning directions for future growth and planning. Mr. Segoe had provided many communities with such consultation for over ten years. His work included Cincinnati and Dayton, Ohio and many cities in New Jersey and Massachusetts. The master plan, which he fashioned, was changed and added to many times after his departure but was still being utilized in 1960 as a planning tool for the city of Tucson.

The second goal required the additional efforts of individuals and organizations from other Arizona communities. Ultimately, after eight years, the necessary enabling legislation was passed by the Arizona Legislature providing planning and zoning authority to local authorities. Upon the successful achievement of this legislation the Tucson Regional Plan, Inc. group felt their objectives had been achieved and voted to inactivate the organization.

In 1960 the organization was reactivated by a group of citizens who felt that Tucson growth and planning needed additional attention for the future. With major population increases in the Tucson area the initial concerns of the group centered upon downtown planning, urban renewal, the dying area of businesses surrounding the central business district, urban sprawl, increased coordination of the various public planning agencies, planning for Tucson's industrial needs, flood planning, and zoning.

## **SCOPE AND CONTENT NOTE**

Chiefly planning studies, programs, and initiatives sponsored by Tucson Regional Plan, Inc. and relating to controlled growth of the Tucson and Pima County areas between 1940 and 1980. Meeting notes, membership listings, budgets, planning maps of the Tucson area, goals and objectives for the reactivated organization in 1960 are contained in the first series. The heart of the collection is contained in the second series with the Tucson Master Plan for future planned development of Tucson and its environs. The original plan was formulated by Ladislau Segoe in the early 1940s. As a particular section or topic of the Master Plan moved from the draft provided by Segoe to a finished program published and approved by the Tucson City Council many changes were incorporated. As such the plan must be considered as a "living document or collection" of programs both in draft form and final approved form. As originally received the Master Plan for Tucson development was in three sets of binders. The three sets were consolidated but retain the initial topical organization and index headings. Researchers interested in city planning both during and after the Second World War for Tucson will be especially interested in the portions of the Plan drafted by Segoe on the condition of Tucson and projections of expanded growth for the future.

The third series contains pamphlets, studies, and programs found outside any of the three sets of binders and deals with a variety of topics of city planning. Some of these pamphlets

reflect programs which were identified as part of the Tucson Master Plan but were not incorporated into the binders within the collection.

The final series consists of five scrapbooks containing newspaper clippings for the period 1940 to 1946. The scrapbooks were created by the initial Tucson Regional Plan group to capture their organization's efforts to assist in Tucson's future. The first three scrapbooks were labeled and organized into distinctive topics: 1/General topics (including Legislation); 2/ Physical, Social, and Economic topics; and 3/Land Use, Zoning, and Subdivisions, and Housing topics. Activities of Ladislau Segoe are particularly prominent in the scrapbooks.

**BOX AND FOLDER LIST**

**Series 1: Planning and Zoning Files, 1958 - 1965**

**Box 1**

Folder 1: History and Goals	1960-1961
f.2 Personnel and Membership	1960
f.3 Meeting Notes and Reports	1958-1961
f.4 Meeting Notes on Organizing Group	1960
f.5 Budget and Financial Documents	1960
f.6 Tucson Regional Plan Display	1960
f.7 Tucson Regional Plan Correspondence	1960
f.8 Andre M. Faure Correspondence	1959-1961
f.9 Rincon Area Planning	1959
f.10 School Planning	1960-1965
f.11 Graphs, Diagrams and Charts	1940-1960
f.12-13 Tucson Planning Maps	

**Box 2**

f.14 Regional Planning Maps - Outside Tucson	
f.15 Assessor's Record Maps	
f.16 Neighborhood Plans and Sketches	
f.17 Regional Land Use Display and Publication	
f.18-19 Tucson Planning Department Budget	1963-1964

**Series 2: Tucson Master Plan, 1939 – 1962**

**History and Development**

f.20 Old Indexes	
f.21 History and Development	

**Legislation and Organization**

f.22-24 Legislation and Organization	
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### Box 3

- f.25 Laws Affecting Planning: Arizona, Pima County,  
Tucson 1939-1955

#### **Basic Studies**

- f.26 Tax Delinquent Lands 1942  
f.27 Economic Base of Tucson and its Environs 1941/1943  
f.28-29 Tucson-Pima County Base Book 1952/1956  
f.30 *Monthly Business Review* June 1, 1953  
"Tucson"  
f.31 Selected Retail Trade Characteristics- the Tucson  
Pima County, Arizona, Area Compared  
With A Group of Communities of Generally  
Similar Population 1953  
f.32 The Population of Tucson and Its Environs 1943  
f.33 Population Study 1953  
f.34 Census Tract Street Index for Tucson Arizona 1953  
f.35 Summary of Population Characteristics 1957/1959

#### **The Street System**

- f.36 Thoroughfare Plan 1941  
Thoroughfare Plan (Proposed) 1943  
f.37 Plan for Thoroughfares (Part I of Regional Plan) 1945  
f.38 Building Lines and Mapped Streets 1941  
Proposed Plan of Building Lines and Mapped  
Streets for Future Widening and Openings 1943  
f.39 A Street Arterial Plan for Tucson Arizona 1951  
f.40 Street Planning Maps 1941-1958

#### **Traffic, Parking and Transit**

- f.41 Street and Off-Street Parking in Central District 1942  
f.42 Report and Recommendations on Airport 1947  
Approach Zoning for Tucson International  
Airport No. 2

#### **Transportation**

- f.43 Aviation and Airports 1942  
f.44 Plan for Railroad Facilities and Grade Separations 1945  
Part II of Regional Plan

### Box 4

- f.45 Railroad Facilities and Grade Separations 1942

- (Preliminary Study)
- f.46 Report on Railroad Relocation and Track Depression of the southern Pacific Railroad - Tucson, Arizona (The O'Dowd Plan) 1955
- f.47 Report to the City Planners and Zoning Commission on Comparative Analysis Of Alternate Proposals for Park Avenue Grade Separation and Alignment, in Consideration of Proposed Amendment of The Master Plan 1956

**Neighborhood Plans and Redevelopment**

- f.48 Tentative Report on Survey of Low-Rent Housing Needs - Tucson Arizona 1941
- f.49 Proposed Shopping Center Site Evaluation Study Indian Ridge Estates 1956
- f.50 A Workable Program for Urban Renewal 1957
- f.51 Neighborhood Plans and Development Bibliography and Maps 1958-1959
- Rehabilitation of Blighted Area Conservation of Sound Neighborhoods 1942
- f.52 A Study and Plan for Park-Campbell Development - City of Tucson Arizona 1953
- f.53 Grade Separation Study - Cherry-Campbell Redevelopment Area 1954

**Parks and Recreation**

- f.54 Study Copy Proposed Comprehensive Plan for Park and Playground System 1942
- f.55 Recreation Plan for the City of Tucson, Arizona 1952
- f.56 Recreation Plan for Pima County, Arizona 1952

**Schools and Public Buildings**

- f.57 Comprehensive Plan of School Facilities 1941
- f.58 Preliminary Plan Report - Elementary School Sites, School District #1 1952
- f.59 School Building Plan, Tucson District #1 1957-1962
- f.60 Flowing Wells School District Plan for School Locations 1954
- f.61 Sunnyside School District Plan for School Locations 1953
- f.62 Grouping Public and Semi-Public Buildings Proposed Plan for Grouping Public and Semi-Public Buildings 1943

## Box 5

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|------|--|------|
| f.63 | Plan for Public and Semi-Public Buildings                            | 1945 |
| f.64 | Proposed State Office Building for the State of Arizona<br>at Tucson | 1957 |
| f.65 | Improving the Appearance of Tucson                                   | 1943 |

### Zoning

- |      |  |                |
|------|--|----------------|
| f.66 | Coordination of the Building Code and Fire Limits With<br>the New Building Zone Ordinance        | 1941           |
| f.67 | Neighborhood Standards, Arizona  | 1950           |
| f.68 | Suggested land Subdivision Regulations   | 1952           |
| f.69 | Zoning Regulations (Draft)   | N.D.           |
| f.70 | Proposed Building Zone Ordinance City of Tucson<br>Arizona                                       | 1942           |
| f.71 | Planning and Zoning - Chapter 21 - Code of City<br>of Tucson, Tucson Arizona (With Criticisms)   | 1953/1954/1956 |
| f.72 | Adopted Rules and Regulations of the Planning and<br>Zoning Commission – City of Tucson, Arizona | 1956           |
| f.73 | County Zoning Plan   | 1952           |
| f.74 | Survey of Industrial Zones and Uses  | 1958           |
| f.75 | Urban Area Zoning Maps   | 1957/1959      |

### Subdivision Control

- |      |   |      |
|------|---|------|
| f.76 | Land Subdivision Standards and Procedures                                   | 1946 |
| f.77 | Subdivision Design Standards and Procedures                                 | 1956 |
| f.78 | Guide to land Subdivision Standards and Procedures                          | 1944 |
| f.79 | Subdivision Platting Statistics in Pima county, Arizona,<br>1896-1954       | 1955 |
| f.80 | Proposed Subdivision Regulations – City of Tucson,<br>Arizona               | 1942 |
| f.81 | Subdivision Regulations, Chapter 21, Article III,<br>Code of City of Tucson | 1956 |

## Box 6

### Improvement Programs

- |      |   |           |
|------|---|-----------|
| f.82 | Ten Year Improvement Program for Tucson and<br>Environs | 1942      |
| f.83 | Proposed Improvement Programs for Tucson                | 1957/1958 |

### **Series III: Studies, Pamphlets, and Reports Relating to Tucson and Pima County Planning, 1941-1980**

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|------|---|------|
| f.84 | The Nature of Zoning as an Instrument of Planning | 1960 |
|------|---|------|

	and Orderly Development	
f.85	The Planning Office Library and Filing System By Andre M. Faure	1966
f.86	Programming Now For Tucson's Post War Needs	1943
f.87	Building Zone Ordinance	1944
f.88	Spot Zoning References	1963
f.89	Program For Community Development	1965
f.90	General land Use Plan	1959
f.91	The Nature of Zoning as an Instrument of Planning And Orderly Development	1960
f.92	Population Studies	1966/1967
f.93	Guide to Census Tracts Tucson Standard Metropolitan Area	1960
f.94	Preliminary Memorandum Report – Economic Base Analysis of the Tucson Metropolitan Area	1968
f.95	Goals for the Community	1966
f.96	Summary Report – Tucson Area Plan Freeway-Arterial Network	1980
f.97	The Pueblo Center Development Project	1965
f.98	Tucson Area Planning Maps	1941-1942

**Series 4: Clipping Scrapbooks, 1940– 1946**

**Box 7**

Scrapbook #1	General topics (includes Legislation)	1940-1942
Scrapbook #2	Physical, Social, and Economic topics	1940-1942

**Box 8**

Scrapbook #3	Land Use, Zoning, Subdivisions, and Housing	1940-1942
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**Box 9**

Scrapbook #4	“Regional Plan In the News”	1943-1944
Scrapbook #5		1944-1946