



Agenda

*TRRG Initiative – Sustainable Neighborhoods Through Planning
Results of Area/Neighborhood Plans Self-Assessments*

6:00 – Welcome & introductions

6:10 – Numerical results

6:45 – Break & refreshments

7:00 – Ideas Too Good To Lose

7:20 – Message to M/C

7:50 – What Comes Next?

Tucson Residents for Responsive Government



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***Results of Neighborhood/Area Plans'
Self-Assessments***

From Plan Tucson, Chapter 4.4

“Because updating and managing the current number of specific plans is a resource intensive process, most plans will need to remain in an as-is state unless a more efficient and simplified method of undertaking specific planning is pursued.”

From Plan Tucson, Chapter 4.5

Exploring Development of Planning and Service Areas (PSA's):

“Using existing neighborhood, area and other specific plans as the starting point...”

NEIGHBORHOOD DATA

- 51% (41/80) neighborhood participation
- 87% (35/41) participating neighborhoods responded
- 45% (23/51) specific plans evaluated
- 70% (16/23) plans written in 1976 – 1989
- 30% (7/23) plans written 1990 – 2008

Impacts to Our Neighborhood since Plan Approved

- 16** Major commercial development added or changed use of existing buildings
- 18** Neighborhood's age; properties now qualify for historic designation or historic landmarks
- 15** New construction changed rainwater run-off, altered flooding potential
- 9** Public school or church property change in use of land traffic flow and/or property use

Impacts to Our Neighborhood since Plan Approved

– Continued –

- 8** UA student housing – mini-dorms or high-rise dorm – changed Residential zone use
- 21** Construction on vacant land or original buildings demolished for new construction
- 23** New building and road construction on adjoining areas impacts our neighborhood
- 15** RTA and other road construction altered traffic flow and/or property use

Changes in COT Policy that Impacted Our Neighborhood since Plan Approved

- 10** Designation of overlay zones such as Infill Incentive District (IID)
- 17** Encouragement of infill development vs. urban sprawl
- 12** Business-friendly policies to encourage growth, increase density and tax base
- 13** New building uses, such as big box, institutional assisted living, group dwelling

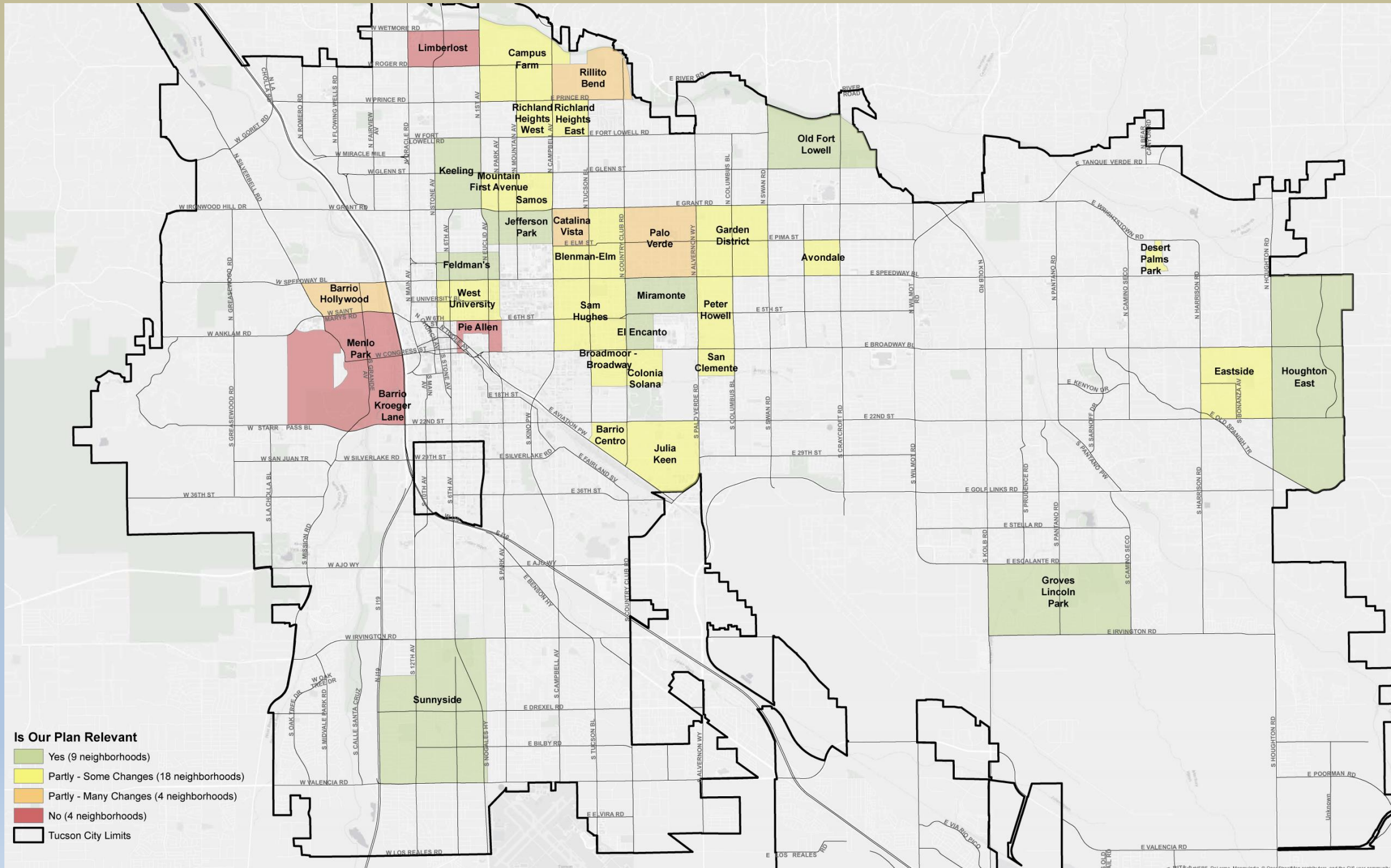
Changes in COT Policy that Impacted Our Neighborhood since Plan Approved

– Continued –

- 14** New land use code changed regulations, such as lot coverage, set-backs, height, etc.
- 14** Increased use of alternative zoning option, Planned Area Development (PAD)
- 10** Reduced parking requirements and alternative to write Individual Parking Plan (IPP)

Is Our Plan Relevant Today?

- 9** *Yes, keep content as is; need vocabulary updates*
- 18** *Partly, keep format but need vocabulary updates and some content updates*
- 4** *Partly, keep format, do vocabulary updates and/or too much has changed*
- 4** *No, too much has changed; need to find alternative means for public input*



Reasons Why Our Plan Needs Content Changes

- ***Goal(s) met***
- ***New conditions in our area***
- ***Change in priorities***

BREAK

Refreshments

Record Your NA's

Reasons Why You Need Changes

Ideas Too Good to Lose



PRESERVATION of Neighborhood Residential Character



Threats



Contributors

THREATS to Neighborhood Character *(examples)*



New uses within residential zone which change the single-family ambiance.....

FOR RENT

Tucson, Arizona

Decrease in owner-occupied
Residencies as properties are
repurposed or become rentals



Derelict properties remain
untouched on site

CONTRIBUTORS

to Neighborhood Character *(examples)*



Possibility of historic designation for neighborhood



Ensure new residential projects are compatible in scale and architectural style with existing residential



Effective use of buffering, choosing among architectural features...that fit best into the existing neighborhood

OFFICE / COMMERCIAL DEVELOPMENT



Location



Regulation

LOCATION

of Office / Commercial Development *(examples)*



Preference for local businesses over chain stores



Attractive, well-maintained landscaping on site, including required buffering which is chosen to show compatibility with the surrounding area; parking lot trees nurtured; rain-harvesting effective



Problems of abandoned stores on arterials or collectors, often in old shopping strips, creating visual blight; scene for crime.....

REGULATION

re Office / Commercial Development *(examples)*



Sign code rules and regulations, particularly for portable signage's type and time line.....



Negotiations of hours of operation
Parking, drive-through services, vehicular access, lighting, etc. which impact residents' quality of life



Negotiations to regulate special events – indoors or outdoors, on private or public grounds – to prevent light and sound features to stressful for residents.....

TRANSPORTATION

Within and Outside Neighborhood



Vehicular Traffic



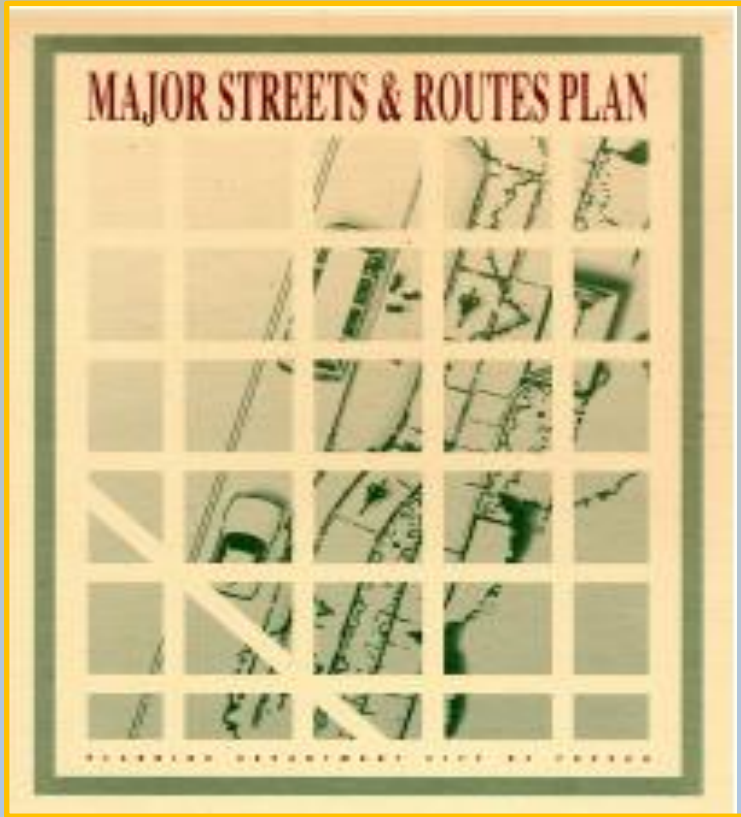
Parking



**Connectivity for
Alternative Modes**

VEHICULAR TRAFFIC

(examples)



**Major Streets & Routes Plan
needs updating**



**Neighborhood street maintenance
critical.**



**City provides traffic calming
devices on neighborhood streets**

PARKING

(examples)



Reduced commercial parking requirements results in spill-over to residential area



CONNECTIVITY FOR ALTERNATIVE MODES

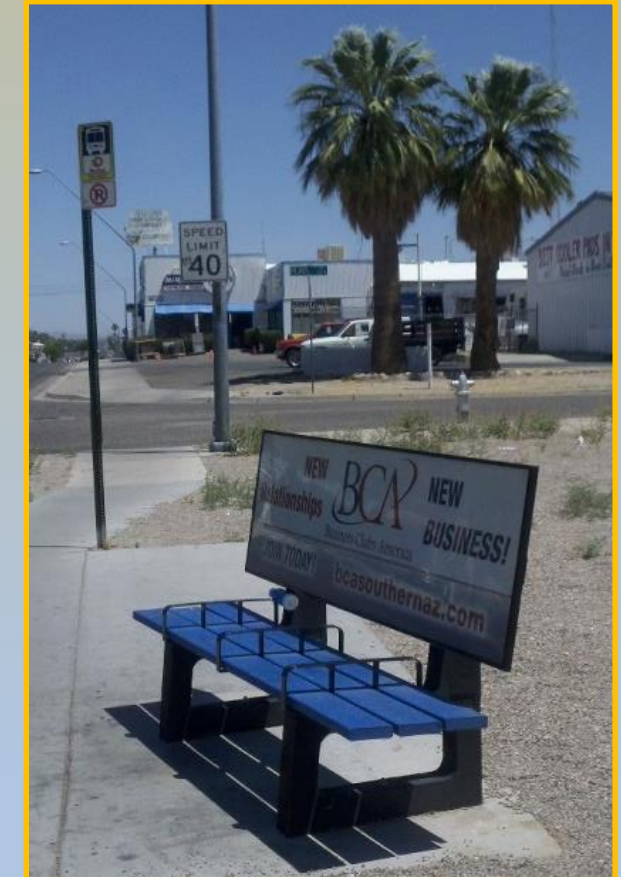
(examples)



Plans need for pedestrian and bicyclist safety.....



City assurance that Living Street goals are being achieved...and Complete Streets



Bus stop shaded

THE ENVIRONMENT



Built



Natural

BUILT

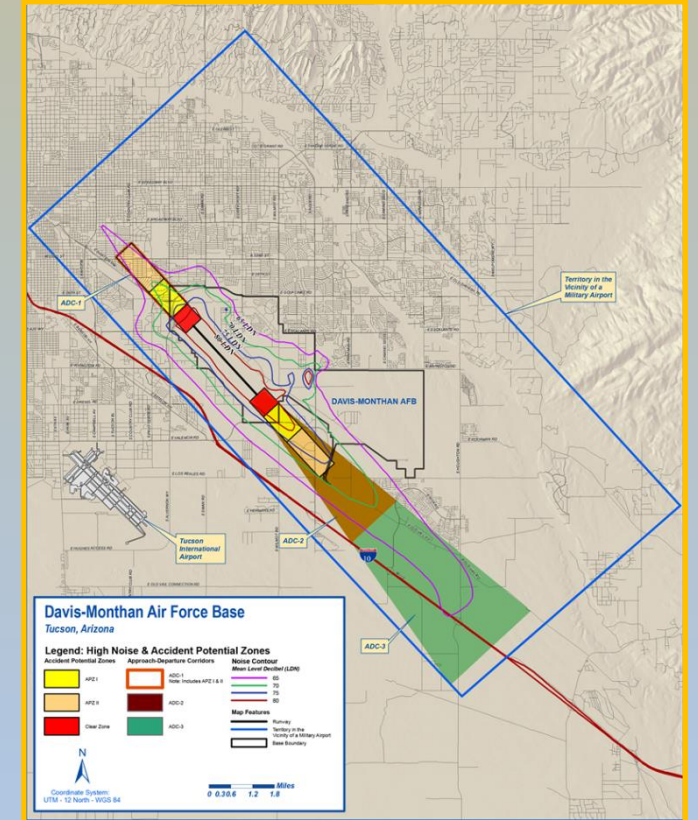
(examples)



Reduce the heat island effect



Mitigate the placement and appearance of cell towers



Do not intensify impact of DM's or TIA's flight operations over residential areas

NATURAL

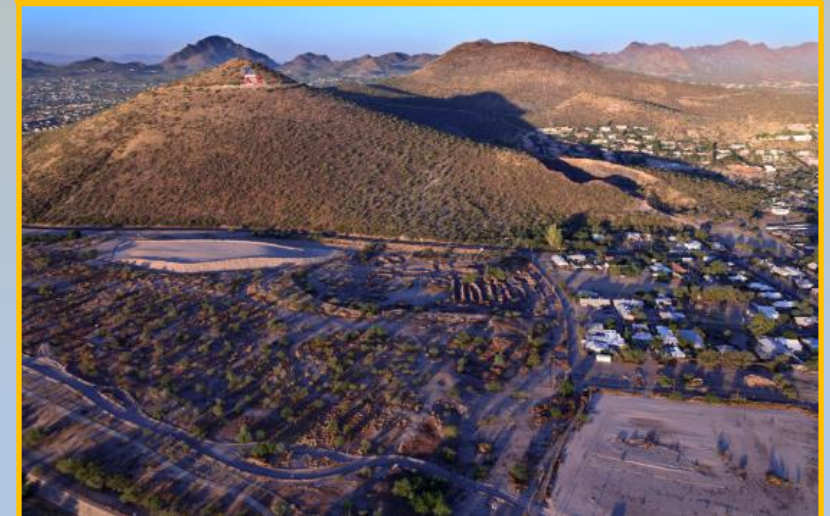
(examples)



**Address rainwater concerns,
including flood control strategies,
water harvesting techniques, and
storm water drainage**



**...provide shaded
walkways by planting and
maintaining streets trees**



Retain mountain views

PSA Work Plan

“Incorporate a strategy for dealing with aging area and neighborhood plans through the PSA concept or alternative thereof”

*Memorandum to Mayor and Council
April 26, 2018 from City Manager
Michael Ortega*

TRRG's Next Step

***Appointments with Mayor &
Council Members
Aug/Sept 2018
to share NA responses***

NA Input to M/C

Complete this thought:

“After self-assessing our area/neighborhood plans, we want you to know.....”

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*Next meeting of TRRG's Initiative-
Sustainable Neighborhoods through
Planning*

*October 1, 2018, 6-8PM
Sentinel Building*

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THANKS, REBECCA & DAN FOR HELP

THANK YOU FOR PARTICIPATING