



Development Committee

AGENDA

Meeting 2: January 28, 2015

5:30 – 7:30 PM

We're in the REVIEW GOALS AND POLICIES STAGE

Our purpose is to **Identify Issues and Opportunities, Generate Ideas and Directions, and Provide Feedback and Revisions**

Schedule	Event	Presenter
5:30 pm	Welcome and Introductions	Bayer Vella
5:35 pm	Packet Review and Meeting Business Review meeting materials Review meeting summary notes Discuss sticky wall and homework notes	Elisa Hamblin
5:45 pm	Discussion Development Goals (pg. 4 of workbook)	Elisa Hamblin, All
6:20 pm	Presentation Land Use and Design	Bayer Vella
6:45 pm	Discussion Land Use and Design Policies and Actions (pgs. 5-11 of workbook)	Elisa Hamblin, All
7:15 pm	Homework and Next Steps	Elisa Hamblin
7:20 pm	Public Comment Period	Open
7:30 pm	Adjourn	---

Notes:



Development Committee

HOMEWORK

Meeting 2: January 28, 2015

We're in the REVIEW GOALS AND POLICIES STAGE

Our purpose is to **Identify Issues and Opportunities, Generate Ideas and Directions, and Provide Feedback and Revisions**

In advance of the meeting please dedicate some time to reviewing the packet materials and thinking about the following questions:

1. Please review the meeting summary notes and make note of any corrections that are needed.

2. Please review the Development Goals section (pg. 4) of the workbook and make comments here or in the workbook.

3. Please review the Land Use and Design section (pgs. 5-11) of the workbook and make comments here or in the workbook.

4. Considering the vision and guiding principles, do you think there are items missing from the sections you have reviewed in the workbook?

5. Do you have any other questions that you want to discuss at our next meeting? Please also let us know in advance at ehamblin@orovalleyaz.gov.



Development Committee

SUMMARY NOTES

Meeting 1: January 14, 2015

We're in the INTRODUCTION STAGE

Our purpose is to give a **Project Overview** and have **Open Discussion**

Attendance

Present:

Anne McGinnis Breen
Barry Gillaspie
Bill Adler
Bill Leedy
Brooke Trentlage
Diane Bristow
Don Cox
John Spiker
Mary Caswell
Michael Schoeppach
Mike Stankiewicz
Stephen Roach

Staff:

Bayer Vella
Elisa Hamblin
Danielle Driscoll

Absent:

Kit Donley
Steve Huffman
Yorick Oden-Plants

Town Council (Oversight):

Mike Zinkin

Welcome and Introductions

- Bayer Vella welcomed committee members
- Bayer explained how this was a community-driven process and that the committee will control the meeting
- Explained that to make this successful, the committee would need to stay productive and on-task
- He then explained the process and how it would work
- Everyone then introduced themselves
- Bayer then asked the committee a question: "When you go home, or run into someone and had to describe the composition of the committee, how would you describe the group?"
 - Committee members then started giving one-word answers to describe the group
- Bayer then explained how the committee is chosen – mix of new faces, those who have been around, represent different demographics
- Never has this degree of involvement and interested people been involved in the General Plan

Charter and Expectations

- Bayer then turned the meeting over to Elisa Hamblin
- Elisa thanked everyone for coming together
- She reviewed the meeting guidelines/agenda, how the meeting will go, explained how everything would work, and explained the packet
- She refreshed everyone's memory by stating that this is Phase 2 of the Your Voice, Our Future Project
- Elisa explained what each committee will/did cover
- She then informed the committee of the following:
 - A Development Committee Meeting date was added – March 19
 - Subjects have been slightly adjusted based on the added date



Development Committee

- Will ask for participation for the sub-committee at the next meeting
- All info is put online at www.yourvoiceOV.com
- Join in a conversation if interested
- Not statically valid surveys, people's opinions and good suggestions, info
- Charter in packet
 - Tons of knowledge in room
 - Will not have any issues on being thorough
 - She explained how these are their meetings – be productive and have a fruitful meeting
- Elisa also encouraged people to speak up – give their input, question, ask...
 - The committee then talked about the last bullet in the top section on page 5 about “If absent from a meeting...”
 - Elisa said that if a committee member is absent for a meeting, unless they turn in homework beforehand, their “voice” will go with the majority of the room
 - Also, being at the meetings is time to speak up, when asking for overall opinion, committee members need to not sit quietly – we are striving for consensus and all voices are important
- Bayer then spoke a bit more about how there is a framework (need to follow what the surveys say), but need the committee to think outside the box but not so much that the framework is forgotten

Presentation Discussion

- Bayer then reviewed the slide presentation
- Really important objective – after 1 year of out-reach
 - All different vehicles – never did this amount of out-reach in the past to get people's voices
 - Results of all 4 vehicles really line up – creates framework/umbrella
- Draft to go back out to community/public
- We need to let them know we listened and heard you in 1st Phase
 - Committee was able to line up and marry up to what public told us
- Slides:
 - Out-reach / Survey Methods (Phone, Event, Online, Paper) -This is the first plan with this level of input upfront
 - Asked questions: Oro Valley future, never heard until now as family-friendly, big wow! Reflects change in demographics
 - Gives us a different drive
- Bayer then reviewed the comparison from 2002/2013
 - Rural setting in 2002 was #2 and now is #5 in how people rate key values
- Changes in Top Concerns
 - Changes in rural - #1 now in changes in top concern is accessibility to services
 - People wanting more services here
 - People not wanting to travel – concerns about town are changing
 - People are comfortable with growth – concern about growth dropped down from 1/2 to 1/4 saying “too much”
 - The committee talked about growth and what it meant to them
 - Families not wanting to drive, like walking to places, recession, people want town growth where they want things to be - accessibility
 - The committee talked about what does accessibility really mean? Interpretation, strongly resonated how people don't want everything to be here, but want more



Development Committee

- They then talked more about rural and how it went from #2 to #5
- “Open spaces” – how do people interpret rural?
- Overall concern about traffic dropped, but in regards to another question - Oracle Rd traffic is bad
- Oro Valley Vision
 - Loose framework came about from surveys
 - Statement/vision endorsed by Town Council
- Guiding Principles
 - More definition than vision
 - Principles
 - Broad/create framework
- Scorecard
 - Links back to something in Workbook
 - At the end-of-of-day, user-friendly document
- Learn from you – what you want to achieve in context to the Vision and Guiding Principles
- The committee will review each topic and determine what their charge is
 - They will put into place what everyone wants to see achieved
 - Focus areas

Please see the attached ‘Sticky Wall Notes’ for a complete list of the brainstorm ideas

- Infrastructure: “We” want to see that water is important to community and lives; how community moves throughout day; and capital replacement (part of HOA long-term plan) – moving people efficiently
- Development & Growth: “We” want development paying for itself (define what this means, long-term development); strong movement – not a lot of development in community – need more land to grow, open space; definition of mixed use; and convenience of uses
- Land Use & Design: “We” want to look to the future; look at cost – sustainable development; keep and maintain the beauty of Oro Valley; we will use the Design to get there; by bringing in existing development

Homework and Next Steps

- Elisa explained what is coming up
 - Sticky wall notes will be reviewed within the goal process
- Vision and Guiding Principles
 - Go through Vision and Guiding Principles list and make sure everything lines up
 - Workbooks will go out in mail
- At next meeting:
 - Run through sections of workbook
 - Flexible and collaborative
- What else the committee should do – look through workbook
- Questions:
 - The committee requested copies of the slides presented at the meeting for reference

Public Comment Period

- Bill Adler raised funding talk
 - Describe how to dedicate funds
 - Should get to the point to add to General Plan



Development Committee

STICKY WALL NOTES

Meeting 1: January 14, 2015

Statements were placed in groups through the collaboration of all committee members in attendance.

LAND USE & DESIGN

- **Character & Form**
 - Blend with Natural
 - Maintain Scenic Beauty
 - Blend Natural Beauty
 - Southwest Look
 - Curb Appeal
 - Reassess Design Standards to Crystalize Excellence
 - Business Signs Guidelines
 - Blend with Surrounding
 - Uniqueness
 - Different is Not Bad
 - Open Space Requirement
- **Green Building**
 - Strengthen Requirements
 - Integrate into Design Standards
 - Town Vehicles – Hybrid, Natural Gas, Not Gasoline
 - Town Buildings use Solar
 - Sustainable Development
 - NO
- **Relationship of Uses**
 - Think about Transportation
 - Balance Competing Interest
 - Single Family or Apartments
 - Respect Existing Development
 - Commercial Convenient to User
- **Site Design**
 - Connectivity
 - Market Demand
 - Form Base vs Use Base
 - Objective Design Criteria
 - Maintain Current Design Standards



Development Committee

- Minimize Sprawl
- Maintain ESL Ordinance
- Lighting Ordnances
- Signage Guidelines
- Community or Livability Assessment
- Preserve Open Space
- Minimize Mass Grading

DEVELOPMENT & GROWTH AREAS

• **Cost of Development**

- Collaborate with TREO and Others
- Shared Expense
- Develop Partnerships with Other Agencies
- Sales Tax
- Distribute Growth

- Paid by Developers Largely
- Builder/Owner
- Builders
- Developers
- Continue Development Fees/Req.
- Continue to Make Developers Pay Their Share
- Maximize Costs as Much as Possible to Development Source

• **Planned Areas for Growth**

- Where Infrastructure Exists/Built to Support
- Back Fill
- Fill Empty Bays in Commercial Parks

- Hotels
- Mixed Use
- More commercial on La Canada
- Commercial in Marketplace

- Innovation Park
- Vantana + Mkt Place

- East of Oracle

- Prioritize Developable Lands

- Not in Flood Plain

- With Protection of Natural Resources

- Meet Marana
- Thoughtfully Determine Why to Annex
- Annex North



Development Committee

- Annexation
- Expand Boundaries

INFRASTRUCTURE

• **Transportation/Circulation**

- Improved/Integrated Public Transportation
- Mass Transit to Keep Pace
- Public Transportation Bus Service
- La Canada Tunnel North
- Solve Oracle Road
- Alternatives to Oracle
- Connect Bicycle & Pedestrian Paths Between North & South Oro Valley
- Linked Trail System
- Side Walks
- Walking Paths
- RoundABOUTs
- Traffic Circles
- Build Upon Assets
- Fill Empty Spaces
- Community Outreach Programs
- Response to Climate Change
- Open Space
- Prioritize Major Roadways
- Continue to Demand Well-Constructed Streets
- Wild Life Crossing(s) (x2)

• **Community Services/Utilities**

- General Policy Direction for Council Use to Other Agencies
- Focus on Infrastructure that Town Leads Roads + Water
- Reclaimed Water Lines to Homes
- Water Conservation
- Water Use – Conservation – Management
- Capture More Water
- Tie New Utility Expansion to New Corridor Disturbance
- Underground Utilities
- Protect Natural Resources
- Capital Replace Plan
- Erosion
- Reduce Risk of Flood Damage
- Public Works Maintenance



Development Committee

HOMWORK RESPONSES

Meeting 1: January 14, 2015

We're in the INTRODUCTION STAGE

Our purpose is to give a **Project Overview** and have **Open Discussion**

1. What can you and the Development Committee do to support the community vision?

- To ensure that OV does not lose its small town feel w/over development
- Insure that every decision or recommendation is in some way reflective of that vision
- Promote and develop places that always put people first. Just by seeing safe comfortable, valued, attractions and fun. Keeping in mind the link between well-being and the quality of physical and social environment where we live
- Define and promote development which protects the natural environment and scenic views, open space, land and water uses
- Read through and develop an understanding of the vision
- Recommend elements for the proposed General Plan in the area of 'development' that serve to actualize, as opposed to conflict with, the values expressed in the language of the Vision statement.
- By reflecting on our experience and using our collective knowledge we can work to synthesize, direct and coalesce around policy recommendations that are clear and precise that may lead to actual ordinance updates.
- Not all residents benefit from services. Employment is limited in terms of wage and skill. Lifestyle is less defined by natural environment & more by sheer growing & cost.
- Respond to community's expectations for quality living, future growth & development

2. What are the most important guiding principles for the Development Committee's work, and why?

- Increase development – to bring more businesses and economic opportunities
- That the end product is one that makes Oro Valley a better community and reflects the opinion of the overall population
- Build upon and maintain current assets by focusing on the main theme 1. Quality of life, 2. Economic & community development potential, 3. Efficiency
- Promote conservation of natural resources; Ensure integrity of scenic beauty and environment; Keep the unique community identity as a special place; Manage how we grow and maintain high design standards
- Creating a complete community: Providing infrastructure, open space, parks, education, employment, and services develops a more desirable place to live
- *Ensure integrity of scenic beauty and environment; Create a complete community with a broad range of shopping, dining and places to gather; Manage how we grow and maintain high design standards; Promote conservation of natural resources* -- The Development Committee must recommend elements for the proposed General Plan in the area of "development" that are completely consistent with each of these guiding principles, as opposed to emphasizing one of the guiding principles over another/others. For example, emphasizing "growth" or "development" over "ensuring integrity of scenic beauty and environment" must be unacceptable. We must not fall into the trap of believing in some instances that these guiding principles are mutually exclusive, but firmly hold to the belief that, if we are creative enough, an answer will be found that is congruent with all four guiding principles.



Development Committee

- In no specific order: Ensuring the integrity of scenic beauty and environment; Managing how we grow through the reinvigoration of design standards; Provide more parks, recreation and cultural opportunities for all ages; Minimize traffic and increase ways to get around town. -- In all cases, for me, it seems that these items are the ones that the Town has the most real authority to address. These principles will contribute to the realization of the other principles which are influenced more through private or outside factors.
- Conservation – this is the first to be compromised; Financial stability – Your dependent upon consumer spending, state revenue – must bring to more reliable property tax
- Create complete community, minimize traffic, manage how we grow, grow jobs, maintain financial stability

3. How can you imagine implementing the vision and guiding principles in your work?

- Don't understand
- Balancing compelling interest, what are the benefits, openly discuss a range of views and possibilities in the context of understanding the whole
- Listen with open mind to other's views. Cooperate. Participate in open communication.
- The Vision and Guiding Principles should be used in guiding the committee through revisions and amendments to the General Plan.
- Committee members must leave their pre-conceived notions and personal preferences outside the meeting-room door and focus exclusively upon the vision statement and guiding principles that were established as a result of the thorough community outreach conducted to establish this direction. Any action the Committee contemplates that is inconsistent with the values inherent in these expressions must not be pursued.
- I cannot imagine implementing them directly, but I believe we can work to develop more explicit policy that could lead to actual ordinance development and implementation.
- By ordinance
- Help team stay focused to above Guiding Principles

4. What do you think are the most visible positive community results of the last General Plan?

- Improvements to parks & rec and open space preservation
- Our community continues to garner national awards / recognition and our population continues to grow. We are not experiencing some of the problems of other towns
- Environmentally sustainable development practices as energy efficient. Involving public in developing what they like for the future
- Adopting the ESL policy
- Preservation of open space to maintain Oro Valley's scenic beauty
- The implementation of the Environmentally Sensitive Lands (ESL) Ordinance is a critical land use control identified by the Focus 2020 General Plan; The adoption of Oro Valley's Design Standards; To ensure that new development is covering the capital cost of new infrastructure
- The crafting and implementation of the Environmentally Sensitive Land-use Ordinance; Comment - The concentration of residential densities that is and will result in affected areas will be a challenge for the town's government to explain, manage and potentially reassess
- Public art, prominence of space & the events they sponsor
- Appropriate signage, high density housing near major roads, increased jobs



Development Committee

5. Think to the future, what kind of results would you like to see from this next General Plan? What are the big goals for your work?

- A continuation of our many successes
- Promote mixed use, enhance requirements for buffers between commercial corridor & neighborhoods, Balance between growth & maintaining the quality of life Oro Valley residence expect
- I would like a General Plan with concise priorities. A Plan with stronger wording in regards to open space, land and water use, lighting and dark sky, and development criteria
- Continuing development of a complete community; Park space & community land use and transportation and utility priorities
- If the recommendations from this Committee are completely consistent with the goal expressed in question # 2, above, and build upon the results described in question # 4, above, as opposed to eroding those results, I believe our work will be a success and the public will vote to support the proposed General Plan, because it will be an extended expression of the thorough community outreach that was conducted to establish the vision statement and guiding principles. I believe these should be the “big goals” for our Committee’s work
- It would be my hope that we can move the general plan to more of an operational document that is less cumbersome to evaluate and apply. This will take community education and persuasion. My goal would be to help facilitate a realization that the general plan needs to be an effective tool in guiding ordinance development and associated land-use enforcement
- Arroyo Grande & more spacious subdivisions with larger rec areas & effective buffering/screening
- Since most land is built out, Arroyo Grande annexation

6. What questions do you have that you want to discuss at our first meeting? Please also let us know in advance at ehamblin@orovalleyaz.gov.

- Future meeting dates & times
- What process will be used to bring Committee members back to the vision statement and guiding principles that have already been established through extensive community outreach if the Committee begins to pursue action that is inconsistent with this established direction?
- These questions may be too detailed for this level of discussion but the came to mind when reading the progress reviews.

**YOUR VOICE
OUR FUTURE**
Planning Oro Valley Together

Development Committee Meeting 1: Jan 14, 2015

Join the Conversation
www.YourVoiceOV.com

Welcome & Introductions

- Thank you for embarking on this journey with us!
- Staff:
 - Boom-boom Bayer
 - Eager Elisa
 - Dandelion Danielle
- Others in the room?
- Committee members:
 - Arty Anne
 - Babbling Brooke
 - Biker Spiker
 - Bogey Barry
 - Dependable Diane
 - Devilish Don
 - Kit Kat
 - Mild Mike
 - Military Mary
 - Missing Mike
- Sequential Steve
- Wiley William
- Bill Leedy
- Steve Huffman
- Yorick Oden-Plants

Meeting Overview

- Welcome & Introductions
- Packet Review
- Charter and Expectations
- Presentation and Discussion 1
- Presentation and Discussion 2
- Homework and Next Steps
- Public Comment
- Adjourn

www.YourVoiceOV.com

Meeting Packet

- Meeting 1 Agenda
- Meeting 1 Homework
- Development Committee Meeting Schedule
- Your Voice Committee Charter
- Focus 2020 General Plan Progress Report: Strategic Implementation Program
- Your Voice Developers Forum Report
- Additional Background Information

www.YourVoiceOV.com

Project Schedule

	2013	2014	2015	2016
Activity	Let's talk Community Outreach Events & Surveys	We Are Here! Let's think Community Decision Making Goals, Policies & Plans for Action	Do it! Make it so Community Outreach Did we get it right?	
Results	Plan Foundation: Community Vision and Guiding Principles	Draft Your Voice, Our Future Document	Final Draft Town Council Approval Voter Ratification Begin Implementation	

www.YourVoiceOV.com

Committee Work

- Environment
 - Sonoran Desert Resources
 - Water Resources
 - Cultural Resources
 - Clean Environment
- Community
 - Economy
 - Complete Community
 - Town Services, Facilities and Buildings
- Development
 - Land Use and Design
 - Development and Growth Areas
 - Infrastructure

www.YourVoiceOV.com

Development Committee Schedule

- Meeting # 2: Jan. 28
 - Development Goals
 - Land Use and Design
- Sub-Committee: Feb. 2
 - General Plan Amendment Criteria
- Meeting #3: Feb. 12
 - Development and Growth Areas
- Sub-Committee: Feb. 18
 - General Plan Amendment Criteria
- Meeting #4: Feb. 25
 - Land Use Mapping
- Meeting #5: Mar. 12
 - Infrastructure
- Meeting #6: Mar. 19
 - Environment, Community and Development
- Meeting #7: Mar. 25
 - Discussion on final draft



Finding Info Online

- YourVoiceOV.com
 - www.YourVoiceOV.com
 - Current open topics (accessible to the public)
 - Committee idea page (accessible to committees only)
 - Announcements (published frequently)
 - Emails (sent monthly)
- Town of Oro Valley
 - www.orovalleyaz.gov/generalplan/yourvoiceov
 - Available resources include announcements, documents, meeting schedules and packets



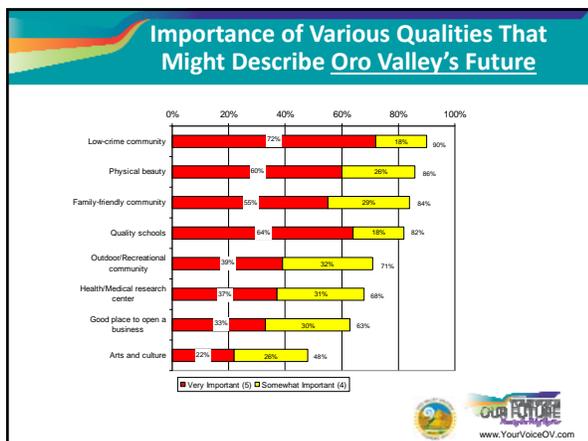
Committee Charter




Survey Methods



- Phone (306 participants)
 - Statistically projectable and balanced
 - Basis for data-informed decisions
 - Point of comparison
- Online (212 participants)
 - Participants could respond at own pace
 - Available anywhere – convenient
- Event (2,606 responses)
 - Accessible and convenient at events
 - Able to reach many youth and families
- Paper (104 participants)
 - Participants could respond at own pace
 - Available through Explorer newspaper

Changes in Ranking of Key Values



Rank	2013 Value	2002 Value
#1	Safety (+12% to 28%)	#3
#2	Natural beauty (-5% to 20%)	#1
#3	Community (+10% to 16%)	#5
#4	Peaceful/Quiet (+5% to 15%)	#4
#5	Rural Setting (-6% to 12%)	#2



Changes in Top Concerns



1. Accessibility to services (+ 6% to 19%)
Stores, businesses, restaurants, downtown, entertainment
2. Rapid growth (-11% to 7%)
Down from 1/2 to 1/4 saying "too much"
3. Traffic (-14% to 6%)



Oro Valley's Vision

Oro Valley's Vision for the Future

To be a well-managed community that provides all residents with opportunities for quality living. Oro Valley will retain its friendly, small-town character, while increasing access to daily services, employment and recreation. The Town's lifestyle continues to be defined by a strong sense of community, a high regard for public safety and an extraordinary natural environment and scenic views.

"What should Oro Valley be like in 10 years and beyond?"





Guiding Principles

- Focus on **community safety** and maintain low crime
- Ensure integrity of **scenic beauty** and **environment**
- Keep the unique **community identity** as a special place
- Create a **complete community** with a broad range of shopping, dining and places to gather
- **Minimize traffic** and increase ways to get around Town
- Manage **how we grow** and maintain high design standards
- Grow the number of high quality **employment opportunities**
- Ensure Oro Valley is a **family friendly** community
- Support and build on **high quality of schools**
- Provide **more parks, recreation and cultural opportunities** for all ages
- Promote conservation of **natural resources**
- Maintain **financial stability**



Staying True & Tracking Progress

Code	V&GP Phrase	Oro Valley's Vision
V-1	Well-managed community	To be a well-managed community that provides all residents with opportunities for quality living . Oro Valley will retain its friendly, small town character , while increasing access to daily services, employment and recreation . The Town's lifestyle continues to be defined by a strong sense of community , a high regard for public safety and an extraordinary natural environment and scenic views .
V-2	Opportunities for quality living	
V-3	Friendly, small-town character	
V-4	Access to daily services	
V-5	Access to employment	
V-6	Access to recreation	
V-7	Strong sense of community	
V-8	High regard for public safety	
V-9	Extraordinary natural environment	
V-10	Extraordinary scenic views	
GP-1	Focus on community safety and maintain low crime	
GP-2	Ensure integrity of scenic beauty and environment	
GP-3	Keep the unique community identity as a special place	
GP-4	Create a complete community with a broad range of shopping, dining and places to gather	
GP-5	Minimize traffic and increase ways to get around Town	
GP-6	Manage how we grow and maintain high design standards	
GP-7	Grow the number of high quality employment opportunities	
GP-8	Ensure Oro Valley is a family friendly community	
GP-9	Support and build on high quality of schools	
GP-10	Provide more parks, recreation and cultural opportunities for all ages	
GP-11	Promote conservation of natural resources	
GP-12	Maintain financial stability	



Development Committee Topics

Land Use and Design

Development and Growth Areas

Infrastructure




Committee Brainstorm




Goals, Policies and Actions

- **Goal:** the desired result or the envisioned future. A goal answers the question “what does the Town strive for?”
- **Policy:** identifies a course of action to help achieve the goals.
- **Action:** indicates the specific actions to take in order to fulfill both the policies and the goals.



Digging into the weeds (or undergrowth)

Vision & Guiding Principles	
Goals	
Policies	
Actions	
Specific planning	



The Workbook



- It's a tool for you to use!
- Make comments, notes, change words
- Use as a tool to discuss concepts at the meetings
- Turn it in (at the end of the meeting) or email us (within 3 days) edits to words or phrases



Committee Discussion




Homework and Next Steps

- Use the workbook!
- Check out YourVoiceOV.com
- Expect the next packet via email next week, hard copies will be available at the meeting
- Next Development Committee Meeting: Weds. January 28 – same place and time






Get Involved...

Join the Conversation

www.YourVoiceOV.com



Your Voice, Our Future: Development Committee Schedule

Outreach work continuing through all phases of the project include: YourVoiceOV.com web updates, Town of Oro Valley web updates, email announcements, stakeholder and organization meetings as well as broad news and media publications for events.

STAGE	PURPOSE	DATE	TOPICS
KICK-OFF	Orientation	Aug 27	Welcome & Introductions Team Building Project Overview, Expectations and Next Steps
OTHER COMMITTEES	Review and Recommendations	Sept – Dec 2014	Environment Committee (First committee meeting Tuesday, September 23, 2014)
		Dec '14 – Mar '15	Community Committee (First committee meeting Thursday, December 18, 2014)
INTRODUCTION	Project Overview	Mtg. 1: Weds. Jan 14	1. Meeting Business 2. Charter and Expectations 3. Presentation – Vision and Guiding Principles 4. Discussion 5. Homework and Next Steps
	Open Discussion		
REVIEW GOALS & POLICIES	Identify Issues and Opportunities	Mtg. 2: Weds. Jan 28	1. Meeting Business 2. Presentation – Background Information 3. Discussion – Development Goals, Land Use and Design 4. Homework and Next Steps
	Generate Ideas and Directions		
	Feedback and Revisions	Sub-committee 2/2/15	1. General Plan Amendment criteria
		Mtg. 3: Thurs. Feb 12	1. Meeting Business 2. Presentation and Discussion – Development & Growth Areas 3. Homework and Next Steps
		Sub-committee 2/18/15	1. General Plan Amendment criteria
		Mtg. 4: Weds. Feb 25	1. Meeting Business 2. Presentation and Discussion – Land Use Mapping 3. Homework and Next Steps
		Mtg. 5: Thurs. Mar 12	1. Meeting Business 2. Presentation and Discussion – Infrastructure 3. Homework and Next Steps
RECOMMENDATION	Feedback and Revisions	Mtg. 6: Thurs. Mar 19 (Kachina)	1. Meeting Business 2. Discussion – Environment, Community and Development 3. Tentative Recommendation 4. Homework and Next Steps
	Endorsement	Mtg. 7: Weds. Mar 25	1. Meeting Business 2. Discussion on Final Draft 3. Final Recommendation
COMPILATION	Bring together materials	May – Aug 2015	Project staff will work with each committee to form final recommendations and combine all components with other supporting info to create the <i>Your Voice, Our Future Plan</i>
	Publish Draft		
FINAL PLAN	Adopt Plan	Sept 2015	Planning & Zoning Commission Briefing
		Oct 2015	Planning & Zoning Commission Hearing
		Nov 2015	Town Council Hearing
		Dec '15 – Oct '16	Public Engagement – Did we get it right?
	Accept Plan	Nov 2016	Public Vote on <i>Your Voice, Our Future Plan</i>

memo



To: *Your Voice* Development Committee Members
From: *Your Voice* Environment Committee Members
CC: Vella, Bayer; Hamblin, Elisa
Date: 12/22/2014
Re: Environment Committee Recommendations

The *Your Voice* Environment Committee is comprised of residents of the Town of Oro Valley and has met a total of seven times from September to December 2014. This committee is charged with addressing goals, policies and actions related to natural resources, water resources, cultural resources and clean environment. Upon completion of their work, they would like to make recommendations to the Development Committee on the following items and respectfully request the Development Committee consider these items throughout their work.

- Conservation
 - Require water conservation with development
 - Minimize use of turf grass
 - Increase passive and active water harvesting
 - Consider viewshed conservation with growth and development
- Regulations
 - Consider the landscape code and the relationship to the environment
 - Periodically review the Environmentally Sensitive Lands Ordinance to incorporate best practices
 - Consider independent review processes where there is no Town expertise available, especially archaeological and environmental issues
- Annexations
 - Restrict development in annexation areas in washes, storm water, wildlife corridors, preserved areas
 - Make environment concerns at the forefront of the discussion re: annexation
 - Allow resident groups to evaluate annexations
- Transportation
 - Consider more school bus turnouts and consider routes
 - Coordinate route planning with Sun-Tran
 - Encourage park & ride

Leadership Interviews Summary Report



Summary:

This is a report on the results of a series of leadership interviews as part of the General Plan update process. This is one method outlined in the adopted Public Participation Plan which will help inform economic development and other aspects of the new General Plan.

Discussion:

The adopted Public Participation Plan for the Oro Valley General Plan identified the need to hold a series of leadership interviews as part of Phase 1 of the project. The leadership interviews are defined as “one on one meetings to interview local leaders” such as key employers, etc.

A series of four individual meetings were held from January – March 2014. The Town of Oro Valley staff who attended the interviews include: Amanda Jacobs, Economic Development Manager, David Williams, Planning Manager and Misti Nowak, Communications Administrator. Leaders interviewed are listed below.

Date	Business	Leader
January 8	Sanofi US	Ken Wertman, Site Director, VP
January 13	Oro Valley Hospital	Jae Dale, CEO
March 19	Securaplane	Shubhayu Chakraborty, President
March 31	Hilton El Conquistador Golf & Tennis Resort	Lynn Ericksen, General Manager

At each interview the leader was given the opportunity to share their thoughts about the future of Oro Valley. Attached to this report are the notes from each of the four interviews. Listed below are the three questions which they were asked.

1. *Relative to the success of your business, what do you most appreciate about Oro Valley?*
2. *What are the challenges facing the Oro Valley business community over the next 10 years?*
3. *What kind of community should Oro Valley be known for?*

Conclusion:

This report is for information only.

Sanofi

Dr. Kenneth Wertman, Site Director, VP

Interview with David Williams and Amanda Jacobs on 1/8/14

We started off discussing the background of the General Plan and Ken was interested in the adoption of the current plan. We discussed the history of the 2005 plan including the ballot failure and subsequent successful revision.

Ken requested additional information about commercial construction projects in Town. We discussed new restaurants and apartments that are soon to open. Economic Development is going to send him additional information about this development activity.

1. Relative to the success of your business, what do you most appreciate about Oro Valley?

- Partnership with Tucson Regional Economic Opportunities, Inc (TREO), Critical Path Institute (C-PATH) and BioIndustry Organization of Southern Arizona (BioSA)
- The “opportunity for synergy” to grow biotech in Oro Valley. He is discovering that Sanofi is a ‘great fit with Ventana Medical’s diagnostics emphasis. This synergy can help grow biotech in Oro Valley.
- Several factors that help attract and retain a quality work force:
 - Quality of life
 - Good schools
 - Good roads (recently improved)
 - Recreational opportunities especially hiking and biking.
 - He noted bike lane and bike path facilities need to continue to be completed and that the separate bike paths are preferred by employees and are safer (less vehicle conflict). They had someone get seriously hurt when hit by a car.
- The isolation of his group from the larger industry on the east coast, specifically, makes us unique in the Sanofi company. This is a positive once people appreciate what Oro Valley and Tucson have to offer.
- “Locale is key” Being remote makes us special. This creates both opportunities and challenges
- “Friends in all branches of industry” (Amanda- do you have more on this?) My note said Friends with all/Specialty with diagnostic diseases
- Most Sanofi employees (85%) live in Oro Valley.

2. What are the challenges facing the Oro Valley business community over the next 10 years?

- There is a negative side to attracting talent at the remote locale in Oro Valley. That is ‘it’s not a deep employment market. The only other employer for scientist types is the University of Arizona”, leaving our market very shallow for households with a spouse who is often also a ‘geek’ or scientist to employ.
- Trailing spouses

- “bringing in more biotech jobs to Oro Valley.” The UA does provide some job market depth, however more is needed.
- “2/3 of science majors at Arizona’s universities leave the State to find work.” So we are creating the right types of workers but we don’t have enough jobs for them.

3. What kind of community should Oro Valley be known for?

- “A healthy community” This is easily agreed to by everyone in Ken’s opinion. Oro Valley promotes a healthy, low stress environment through its recreational amenities and beautiful natural setting.
- “Should be known for smart growth” by this he means ‘attractive’ growth, aesthetically pleasing, using signage as an example of things done well by the Town. He cited Grant Road as an example of what we should never do. He disfavors gaudy signs and strip malls.

4. Extra: What needs to happen in the community to aid expansion of your business?

- “the Town does not play a big role in this”
- However, attraction and retention of talent is an area where the Town does help.
- We seem to attract more independent, entrepreneurial types of people; those willing to locate in a smaller community like OV
- The Town needs to attract other high tech firms; particularly “ones that we can strike a partnership with.”
- “We are in a sub-critical mass zone currently” We need more firms to reach critical mass (no further detail mentioned)
- Ken addressed the Arizona Board of Regents on the subject of how to grow and nurture companies. Ken’s point to the Board was that all the firms in southern Arizona are essentially home grown companies started at the UA or by local alumni.
- Incubators are needed for start up firms and perhaps a partnership with the County and/or State could be achieved to fund incubator space development. “Start ups need facilities for a first step.”

5. Extra: What do your prospective employees look for when considering relocation to Oro Valley?

- See earlier comments regarding positive aspects of Oro Valley.
- Primary factor- employment for the spouse is key therefore the depth of the job market is a big factor
- Secondary factor- housing, roads, parks, schools

Oro Valley Hospital

Jae Dale, CEO

Interview with David Williams and Misti Nowak on 1/13/2014

1. Relative to the success of your business, what do you most appreciate about Oro Valley?

Jae Dale:

Oro Valley is a growing community, and one of the things that drives us is our response to that growth. Oro Valley Hospital and its affiliated physician groups and the outpatient services we provide are constantly trying to understand the implications of that growth; both in terms of population, the demographics that are related to it and the industries that are trying to establish a foot hold in the community as well. With those pieces, we are trying to respond to it and trying to project out into the future what the needs will be.

In some areas we have done well, i.e. orthopedic surgery. For example, we have some of the most cutting edge technology available in knee replacement surgery. We are certified through a variety of agencies: the Joint Commission which is the accrediting agency for total knees, joints and stroke certification. We are also a trauma level 4 center as well, which brings us into the trauma program. Patients that need our services because they have had an accident of some type can be brought right to our emergency department. We take care of them and/or stabilize them.

David Williams: Summary of first question:

The growth part of Oro Valley is something that you try to get a handle on and understand -- what that means, what that growth is made up of.

Jae Dale: Right ... yes.

2. What are the challenges facing the Oro Valley Business Community over the next ten years?

Jae Dale:

I think the business community has the same challenges we have because the businesses that develop here or relocate to Oro Valley are very interested in how they can provide services so that their customers do not have to leave the area to obtain whatever services or goods they are trying to get.

I think getting the word out is very important, because Oro Valley residents, I find, tend to want to use local businesses and they want to support locally. If you look at some of our shopping centers, I've noticed that there is a much larger percentage of individual businesses as opposed to franchises, certainly we have our franchises here as well; and national companies and so on. You see a lot more of that mom and pop restaurant or

services store than you do in other communities. I think that's remarkable and I think it also reflects the nature of the people who live here, that they like to support those kind of things.

3. What kind of community should Oro Valley be known for?

Jae Dale:

Great question! We are already becoming known, if not known, for our education system here; becoming known for a safe place to raise a family, it's already a great retirement destination. I think there are some very good foundational areas that we are known for. Up and coming, what are the dynamics, what challenges do we have? I think it's balancing out that what we are already known for and not losing any of it while we try to build on other basis, i.e., light industrial development, more businesses moving to the area, more headquarters, more home bases. I think you can do that, but I think you have to really focus on making sure it's the right type of business that moves to the area and not just for the sake of growth, but that it's the right type of growth. I think that's a challenge. I think that's going to be a very big challenge for the leadership of Oro Valley to make sure that they can walk that very tight rope and yet provide the level of growth this Town needs to sustain itself from both an income basis as well as providing services and products that our residents expect.

David Williams:

In terms of the recent growth, you have probably noticed some construction in Town going on; any concerns or thoughts about that ... we're building a lot of higher density or apartment units right now ~800 going in total. Any thoughts about that in terms of do you think that's the right type of growth, is that what you expect or does that surprise you?

Jae Dale:

As I understand it, the ratio of high density housing to the population is quite low in Oro Valley and I think that it is something needed. When you look at my employees for example, not everyone can afford to buy a home; especially in Oro Valley. It's a very high demand area for a number of reasons. I think having apartments or more entry level housing is going to be a real benefit to all of us and allow us to be able to hire the people we need to take care of everyone that's in our community. I guess I'm looking at it purely from the hospital perspective, but I think other businesses are probably going through the same kind of concerns.

The bus system is not real strong up here, so it's hard for people to get to this area

Those who want to come down here for a few months, but do not want to buy a house from Wisconsin or Michigan or South Dakota or wherever they come from for the winter ... I think that (new rental housing) will open the doors up for that seasonal population growth that we tend to see in the wintertime. So two fold benefits, I believe, from that population density.

Plus everyone that moves here, typically shops locally. It will create a synergistic effect that will have a real good benefit because the majority of shopping will be done locally.

So the grocery stores, department stores, hardware stores and so on will be utilized much more.

Extra: Is there anything that could happen or what needs to happen in the community to help expand your business or to aid you in expansion?

Jae Dale:

As I mentioned earlier, we try to respond appropriately to the needs of the community. There are some large challenges in healthcare with the new healthcare act that is going in to place right now and the implications of that act of what it means to both individuals as well as employees and employer groups ... not exactly sure how it is going to all pan out ... not sure if anyone knows. My hope is that the leadership in our federal government and state government understand and respond quickly to the needs of our patients/population, so as they roll this thing out that there are not unintended consequences that come from it; and if there are, then to address them quickly and not let them fester and develop into bigger and bigger problems.

So from our perspective that's one of the unknowns that may or may not affect our ability to provide services here and what services we provide.

MEGGITT – Securaplane

Shubhayu Chakraborty, President

Interview with David Williams and Amanda Jacobs on 3/19/2014

1. Relative to the success of your business, what do you most appreciate about Oro Valley?

Shubhayu said the Economic Expansion Zone (EEZ) process for review and approval of their facility was smooth. This process was a big part in the company's decision to build. He noted there were doubters regarding the ability to get their facility project done in the required timeframe. Shubhayu noted 'other businesses struggled with expansion.'

Regarding talent and recruiting, he suggested creating a more comprehensive package of information that includes:

- quality of schools
- housing / temporary housing opportunities
- amenities
- includes all schools, not just ones in OV (Salpointe, Catalina Foothills)
- events promotion
 - El Tour
 - Gem Show

He mentioned that Oro Valley 'housing is a good story to tell when recruiting.'

2. What are the challenges facing the Town of Oro Valley business community over the next ten years?

His first concern was traffic, specifically:

- slow pace
- lack of synchronization of signals
- no turn on red at Target

Additionally, Shubhayu indicated the balance of nature and open space is important, he said, "don't over build." He cited Los Angeles as an example. He does not care for the repetition of commercial development (CVS, fast food, etc.). He suggested overbuilding should be stopped. He wondered if the new apartments are too many. He also wondered whether there are too many hotels.

Shubhayu stated what is the correct planning? Urban or Suburban?

He likes recent street improvement projects noting Lambert Lane and he likes and uses Riverfront Park for company events.

3. What kind of community should Oro Valley be known for?

Shubhayu said we need to get the message out that we are:

- 'business friendly'
- 'family friendly'

The Town needs more cultural events according to Shubhayu such as:

- Tucson meet yourself
- Ethnic/cultural food events
- La Encantada type-events (SAACA)

Finally Shubhayu mentioned more transit service is needed:

- Preferably rail (takes too long to get downtown)
- to both airports (Tucson & Phoenix)
- travel is not convenient to downtown
- transit makes Oro Valley more attractive

Hilton Tucson El Conquistador Golf & Tennis Resort

Lynn Ericksen, General Manager

Interview with David Williams and Amanda Jacobs on 3/31/2014

1. Relative to the success of your business, what do you most appreciate about Oro Valley?

“Current Council majority has transcended issues and created a healthy environment for business community.”

A need exists to “holistically approach” the development of the Town.

“Previous Councils have been ‘whip-sawed’ by a small minority of residents which has slowed Town progress.

Lynn promoted a “pro community” approach that did not pit business against residents. He indicates this type of polarization is bad and will not lead to success of the community. Further, and importantly, businesses should not excel at the expense of residents.

He brought up the LOVE Blog and that the approach by the Blog has been to create a winners and losers mentality and this negative mentality can be problematic.

Lynn noted the “strength of character by the current Council underscores recent Town successes.”

Lynn stated “good things are happening,” such as:

- Adoption of the EEZ – “it appeared to be a gift to some” and it took guts by the Council to adopt a concept that creates synergy and a good thing for corporate clients like Ventana/Roche

He noted Ventana Roche is a major client of Hilton at times hosting the firms ‘Sales Symposium.’

Lynn recognized business growth and employers are key to Hilton success.

25-33% of the Hilton’s workforce are OV residents. This includes people who graduated from high school locally and professionals that have moved into the Town. Most of the Hilton’s management teams are Town residents Lynn said.

Lynn stated the hospitality industry is economically important to the region and we need to grow the industry. People don’t just spend their money in the hotel, but spend their money within the community (shopping, dining, theatres, doctors, etc).

The Town’s reputation for safety is important and acts as a competitive advantage according to Lynn.

2. What are the challenges facing the Oro Valley business community over the next 10 years?

Lynn indicated there are missing pieces in Oro Valley when it comes to competing:

- proximity to shopping and restaurants (Example: Kolb & Sunrise. 9 restaurants in proximity to Loews Ventana Canyon).
- lack of Town Center; he was disappointed Blake Hastings town center development did not happen.
- Upscale shopping, such as Casas Adobes

A challenge for the town is building on our 'sense of place.' Lynn supports public action to create a facility such as:

- performing arts center
- small theater
- big theater

He believes a public / private partnership is the best way to approach such a facility. Ideas included a Tucson Museum of Art branch. Fine arts are needed as an Economic Development tool.

He noted there are "too many CVS's," etc, which are non-distinct and don't contribute to a town center.

Lynn said the "quality of the workforce" in Oro Valley has improved since 2007. They are seeing more college degreed applicants. "The Hilton has advancement opportunities" he stated. They are developing managers on staff. He noted Pima, NAU, UA graduates coming to the Hilton.

One challenge Lynn noted, was to "recognize amenities needed to attract workers, such as more Noble Hops type places, more restaurants and shopping" opportunities. Oro Valley needs to create a "buzz" of activity in the Town similar to what attracts people to downtown Tucson.

An additional challenge is promoting tourism, or "destination marketing." He stated Visit Tucson succeeds and their efforts represent 20% of the Hilton's business. Organizations like this are a "one stop shop of info" for prospective visitors and conventions. The Town will need to increase their level of contributions to Visit Tucson if additional hotels/resorts are attracted/annexed.

To grow the Oro Valley tourism industry "destination marketing capacity is needed."

Lynn said Scottsdale spends \$11 million on tourism marketing vs. Tucson which spends \$7 million. If Oro Valley ever decided to fund its own bureau, they would need critical mass. Oro Valley is doing a good job but needs to go all "in" for promotional efforts and even become a 'winter sports destination.' He had a suggestion to build another Olympic size pool at the aquatic center.

3. What kind of community should Oro Valley be known for?

Lynn wants something to make Oro Valley compelling. Sports such as archery are a small market, however swimming has greater potential. He felt a public / private component in these facilities makes sense. He cited the Omaha example where there is a “City Hotel” which is owned by the city.

He said we have to pass a bond to build needed facilities and that “takes courage.”

Schools are an important positive for the community, they are a “counter point to poor state schools.” This can be a hurdle for Oro Valley. Our good schools make a difference according to Lynn.

“Public safety is important” and safety is ‘a selling point for Oro Valley,” says Lynn.

He said Catalina State Park is a huge asset. However, eco-tourism opportunities exist in Oro Valley but we are not unique in this resource.

Lynn indicated his interest in committee work for the Your Voice project.

Topic Summary Report

A topic has closed on *Your Voice, Our Future*

Topic: Guide the Development Committee

The Your Voice Development Committee starts meeting on January 14th. Share your insights for them here.

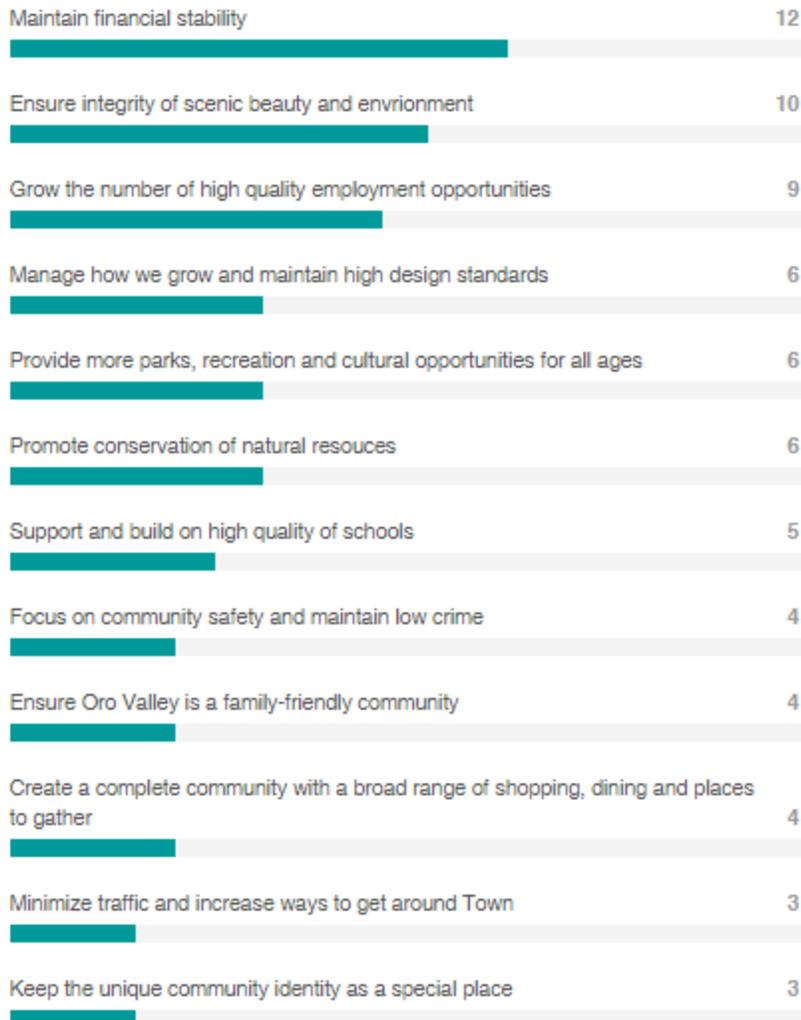
The Development Committee will address the topics of: 1) Land Use and Design (how land is used, designed and planned) 2) Development and Growth Areas (paying for new development and where to grow) 3) Infrastructure (community services and utilities, transportation)

Surveys Submitted 19 Comments 0

Survey Results

QUESTION 1

Which Guiding Principles (endorsed by Town Council) are the most important for the Development Committee to consider as they do their work? Choose up to four.



QUESTION 2

Which Guiding Principle do you think is the most important to the Development Committee and why?

Open Ended Question [\(Click to View Responses\)](#)

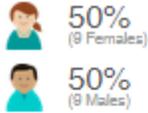
19 Responses

4% of people participated

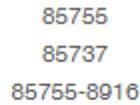
(19 of 459 total participants)

52% Less than your average and 30% Less than the MindMixer average

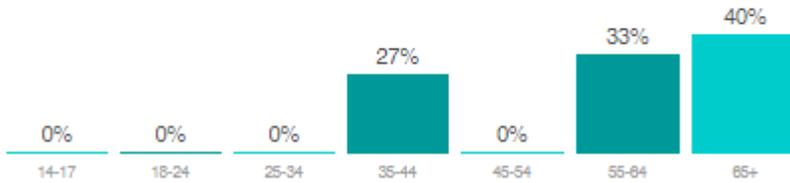
Gender Breakdown



Top Postal Codes



Age Breakdown



Responses to Question 2:

- **Develop/maintain a beautiful community that is financially stable and that encourages high quality business entities.**
- **Ensure integrity of scenic beauty and environment**
- **Ensure integrity of scenic beauty and environment.**
- **Ensure integrity of scenic beauty and environment**
- **Ensure Oro Valley is a family-friendly community**
- **financial stability 1st. can't do much if you don't have the financial ability.**
- **Financial stability must be achieved without reliance upon growth or re-development. Expansion of boundaries brings increased costs, and may not bring revenue surplus. Preserving space improves a life style that makes Oro Valley an attractive place to live.**
- **Financial Stability-First, it demonstrates the municipality has the financial resources to fulfill all service commitments and infrastructure works/projects. Second, it can create greater trust in the institution and its leaders, and greater confidence in its initiatives; improving relationships and attracting investment or partnerships. Thirdly, financial stability promotes accountability and transparency of financial management.**
- **Growing the number of high quality employment opportunities is important as we build on the success of Innovation Park. The businesses that have already located there have been a boon to the Town and future growth will be key to our long term security.**
- **High paying Jobs**
- **High quality employment opportunities will bring growth and revenue.**
- **High quality schools are the underlying foundation needed to attract businesses with high paying jobs and to have an informed citizenry.**

- I moved here because of scenic beauty that surrounds us and because of the low crime rate. I like that we are financially stable. Stability is a good word. It doesn't mean we have to expand. It means what we are doing now is working - even in terms of population and business size. Let us maintain and keep "stable" what we have now instead of trying to become another Phoenix or Tucson.
- More parks with more fields. All sports are in need of fields. Baseball especially. Sports are what keep our kids active healthy and busy and out of trouble. Problem is there isn't enough space for them to play
- OV has a unique small town feel that is being destroyed by all the apartment buildings & increased density of housing developments. On 1 hand, the council votes to increase density via rezonings & General Plan amendments which negatively impacts homeowners on adjacent properties. On the other hand, they are interested in preserving views/land for those 800 people who live on the golf courses that they voted to acquire. People would have moved to PHX if they wanted all this congestion/housing.
- Promote Conservation of Natural Resources because once they're gone, they're gone forever. The town is approving strip malls and shopping centers, massive apartment complexes, etc. while existing strip malls and apartment complexes are nowhere near capacity. Our town is becoming an eye sore. Who wants to drive around town and see massive quantities of empty buildings with "For Lease" signs in the windows while having our views of the scenic Catalinas blocked by massive 3 story apartments?
- safety and low crime, everyone wants to feel secure to do what we do.
- The Community will grow no matter what. Oro Valley needs to be prepared for that growth. Encourage new business, Improve parks and build more. Make the community attractive to potential home owners.
- Thoughtful growth. Growth for the sake of growth is the strategy of cancer.

Topic Summary Report

A topic has closed on Your Voice, Our Future

Topic: Our Community's Sidewalks

How would you improve the pedestrian experience in our Community?

What improvements do you think are most needed to create a pedestrian-friendly atmosphere in our Community? In the comments section below, explain where those improvements are most needed.

Votes **18** Comments **3**

Poll Results

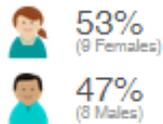


4% of people participated

(18 of 459 total participants)

55% Less than your average and 33% Less than the MindMixer average

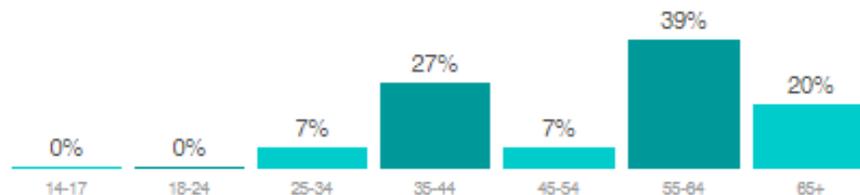
Gender Breakdown



Top Postal Codes

85755
85737
85704

Age Breakdown



Comment 1 By Sally C

We need a sidewalk along Oracle Rd. particularly between El Conquistador Way and the Rooney Ranch Shopping area. Many people walk here along Oracle and there are no sidewalks there, creating a public safety issue. Also as others mention, the older southern part of Oro Valley needs sidewalks - most of this area has no sidewalks.

Comment 2 By Barry G

We really don't have sidewalks in southern Oro Valley (you know the area that founded the Town). It would be nice to have sidewalks and connect the system from north to south.

Comment 3 By Frank P

wider sidewalks???? How about a "more sidewalks" choice? More sidewalks add to the value of our community and the connectivity of our community. More sidewalks promote more choices for a healthier lifestyle. Take this to the next level and light our trails along the CDO River. Lit trails allow for summertime use after the sun goes down and the temperatures are cooler. UAE and Bahrain both have lit trails because the daytime temperatures are much too hot for exercise. Lit trails will open a whole new element to the OV rich, diverse lifestyle and may even bring in more athletic training business for our community.

DEVELOPMENT COMMITTEE WORKBOOK



INTRODUCTION

During Phase 2 – ‘Let’s Think’ of the *Your Voice, Our Future* project, three topic-specific committees will be working to develop goals, policies and actions for the community’s plan. This work will guide actions and decisions for the Town’s future over the next ten years.

What is the workbook?

The workbook is a tool for committees to use. It’s designed to be friendly, offer ideas and help you dive into your work. All the answers aren’t in this document, instead it represents some ideas that are supported by the community’s vision and guiding principles.

How should I use it?

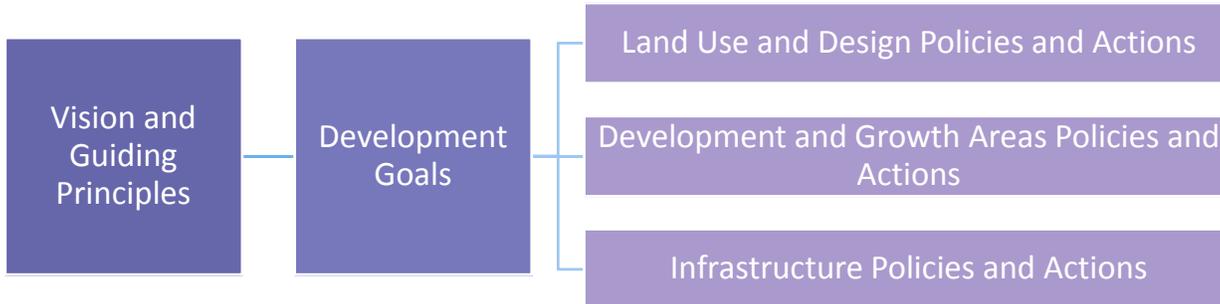
Read it – mark it up – make notes and bring your ideas to the committee meetings! This plan can’t be built without the unique contributions of every committee member and this workbook should help you bring your ideas into one place. Together we can build something that truly directs a positive future for the community.



DEVELOPMENT COMMITTEE WORKBOOK

How is the workbook organized?

The information in the workbook was examined through the lens of the endorsed vision and guiding principles. The goals offer big directions and the policies and actions take the next step.



Throughout this workbook you will see references to the Vision and Guiding Principles referenced after every goal, policy and action in parentheses. This is a way to track how we're lining up with what the community told us what important. The key for these Vision and Guiding Principles codes can be found below.

Code	V&GP Phrase	
V-1	Well-managed community	<div style="border: 2px solid purple; padding: 10px;"> <p style="text-align: center;">Oro Valley's Vision</p> <p>To be a <u>well-managed community</u> that provides all residents with <u>opportunities for quality living</u>. Oro Valley will retain its <u>friendly, small-town character</u>, while increasing <u>access to daily services, employment and recreation</u>. The Town's lifestyle continues to be defined by a <u>strong sense of community</u>, a <u>high regard for public safety</u> and an <u>extraordinary natural environment and scenic views</u>.</p> </div>
V-2	Opportunities for quality living	
V-3	Friendly, small-town character	
V-4	Access to daily services	
V-5	Access to employment	
V-6	Access to recreation	
V-7	Strong sense of community	
V-8	High regard for public safety	
V-9	Extraordinary natural environment	
V-10	Extraordinary scenic views	
GP-1	Focus on community safety and maintain low crime	
GP-2	Ensure integrity of scenic beauty and environment	
GP-3	Keep the unique community identity as a special place	
GP-4	Create a complete community with a broad range of shopping, dining and places to gather	
GP-5	Minimize traffic and increase ways to get around Town	
GP-6	Manage how we grow and maintain high design standards	
GP-7	Grow the number of high quality employment opportunities	
GP-8	Ensure Oro Valley is a family-friendly community	
GP-9	Support and build on high quality of schools	
GP-10	Provide more parks, recreation and cultural opportunities for all ages	
GP-11	Promote conservation of natural resources	
GP-12	Maintain financial stability	

DEVELOPMENT COMMITTEE WORKBOOK

What do I need to know?

Please Note:

- ▲ **Asterisks*** indicates source comes from the current Town General Plan, Focus 2020, or the adopted Town Zoning Code.
- ▲ Statements with a () afterwards indicate a relationship to another chapter.

Goal:

The desired result or the envisioned future. A goal answers the question “what does the Town strive for?”

Policy:

Identifies a course of action to help achieve the goals.

Action:

Indicates the specific actions to take in order to fulfill both the policies and the goals.

How will this fit into the final plan?

The work of this committee will feed into the final plan, along with the work of the other two committees.

1. Introduction

- a. How this plan was created: process, vision and guiding principles, state requirements
- b. How to read this plan: organization and plan content
- c. How this plan goes to work: implementation measures

2. How to use this plan: plan administration

- a. Amendment criteria

3. Environment

Topics include: Sonoran Desert Resources, Water Resources, Cultural Resources and Clean Environment

4. Community

Topics include: Economy, Complete Community and Town Services, Facilities and Buildings

5. Development

Topics include: Land Use and Design, Development and Growth Areas and Infrastructure

6. Conclusion

7. Appendices

DEVELOPMENT COMMITTEE WORKBOOK

5.1 Discussion: Overview of chapter

[Placeholder - text to be developed]

Priorities from the community represented in this chapter
Explanation of legal requirements – topics that must be covered as part of State elements

5.2 Development Goals

Following is a list of goals that would help to achieve the long-term vision for development in the community.

Currently listed in alphabetical order.

All goals have a relationship to the goals in other chapters.

The Town of Oro Valley strives for . . .

- 5.2.1 A quality built environment fostered through the harmonious design and integration of landscape, architecture, and open space and conservation elements. (ENV) (GP03)
- 5.2.2 A user-friendly transportation network that integrates modes within the region, connects to facilities outside the region and optimizes mobility for people and goods. (GP05)
- 5.2.3 Diverse transportation choices that are safe, affordable, efficient and accessible and that enhance livability for residents, support employees and visitors. (GP05)
- 5.2.4 Efficient, effective, safe and sustainable public services and utilities which serve the current and future needs of the community. (COMM) (V01)
- 5.2.5 Environmental stewardship, natural resource protection and energy efficiency in land use planning, and in transportation planning, design, construction and management. (ENV) (GP11)
- 5.2.6 Fair allocation of services and resources in the community and fair recovery of the costs of services which serve new development. (GP06)
- 5.2.7 Integration of the built and natural environments to provide for safety, resiliency and an enhanced natural environment.* (ENV) (GP11)
- 5.2.8 Neighborhoods that include safe and convenient access to open space, recreational opportunities, public schools and services and protection from incompatible land uses. (COMM) (GP04)
- 5.2.9 Robust development opportunities and a diverse transportation network which support a growing economy. (COMM) (GP07)

*Questions - comments - ideas -
concepts that are important to me*



DEVELOPMENT COMMITTEE WORKBOOK

5.3 Land Use and Design

This section addresses. . .

Suggested POLICY

- 5.3.1 Promote land use practices that reduce energy consumption, improve air quality, and conserve and protect groundwater and natural resources. (ENV) (GP11)

ACTION ideas

- 5.3.1.1 Develop land use regulations that discourage sprawl, preserve open space and result in walkable neighborhoods. (ENV, COMM) (V02)
- 5.3.1.2 Develop land use regulations which incorporate best practices supporting context sensitive and low-impact design options for development. (ENV) (GP11)

Suggested POLICY

- 5.3.2 Provide a variety of land uses throughout the Oro Valley Planning Area while also requiring compatibility and/or appropriate transition standards between different uses.* (V02)

ACTION ideas

- 5.3.2.1 Modify existing zoning designations to provide incentives and sufficient industrial, commercial, and mixed use areas for new business opportunities. (COMM) (GP07)
- 5.3.2.2 Define mixed-use zoning and modify existing regulations to incorporate the category where appropriate. (COMM) (V02)
- 5.3.2.3 Amend the zoning code to define and incorporate appropriate transition standards between uses. (V02)
- 5.3.2.4 Develop a plan which promotes the development of a downtown or central gathering place and includes zoning code updates and an approach for maximizing public/private partnerships. (COMM) (GP04)
- 5.3.2.5 Near La Cholla Airpark, provide adequate buffering and compatibility controls, protect the airport from encroachment, and ensure the safety of nearby residents.* (V02)

Suggested POLICY

- 5.3.3 Coordinate land use and transportation planning to ensure neighborhoods, retail and employment areas are supported by a variety of transportation options. (V02)

*Questions - comments - ideas -
concepts that are important to me*

DEVELOPMENT COMMITTEE WORKBOOK

ACTION ideas

- 5.3.3.1 Create a land use plan for high density development along existing or planned transit corridors or in areas with existing infrastructure in order to minimize vehicle trips, improve overall air quality and maximize transportation and infrastructure efficiency.* (ENV) (V02)
- 5.3.3.2 Modify existing zoning designations to incorporate form-based code or transit-oriented design standards in appropriate areas. (GP03)
- 5.3.3.3 Establish and maintain minimum density and intensity standards for development within planned activity centers, particularly for areas near planned transit corridors. (V02)

Suggested POLICY

- 5.3.4 Provide opportunities for community centers, parks and recreation, employment, and other services to be located near existing and future neighborhoods.* (COMM) (GP10)

ACTION ideas

- 5.3.4.1 Develop a plan which identifies target locations for recreational needs, based upon a needs assessment and accompanying standards. (COMM) (GP10)

Suggested POLICY

- 5.3.5 Promote compact development techniques and opportunities such as clustering, transfer of development rights, and density bonuses in order to preserve environmentally sensitive land areas and minimize development impacts on natural rolling terrain.* (ENV) (GP11)

ACTION ideas

- 5.3.5.1 Continue to regulate through development controls, flexible design options, conservation subdivision design and clustering of developments to ensure conservation of environmentally sensitive land areas.* (ENV) (GP11)
- 5.3.5.2 Promote existing incentives and flexible development options to ensure land use intensity and density can be achieved in harmony with conservation goals*. (ENV) (GP11)

Suggested POLICY

*Questions - comments - ideas -
concepts that are important to me*

DEVELOPMENT COMMITTEE WORKBOOK

5.3.6 Encourage appropriate commercial development at identified activity nodes and commercial corridors along Oracle, La Canada, Tangerine and La Cholla. (GP04)

ACTION ideas

5.3.6.1 Develop an analysis in conjunction with economic development planning which considers underserved markets, incentives and ways to streamline the development process. (COMM) (GP04)

Suggested POLICY

5.3.7 Maintain Oracle Road as the main regional commercial thoroughfare in Oro Valley that is supported by diverse residential, office uses and tourist uses.* (GP03)

ACTION ideas

- 5.3.7.1 Explore opportunities to target neighborhood focused services off of Oracle to alleviate congestion. (GP05)
- 5.3.7.2 Develop transportation plans which consider competing demands on Oracle Road and plan appropriately for secondary access on other major thoroughfares, such as Tangerine, La Canada, La Cholla and Shannon Roads. (GP05)

Suggested POLICY

5.3.8 Encourage master planned communities with a variety of residential densities and commercial uses located to serve the community.* (COMM) (V02)

ACTION ideas

5.3.8.1 Require the coordinated development vacant areas of 40 acres or more either under multiple or single ownership to incorporate shared driveways, parking, open space, landscape amenities, design elements, and infrastructure improvements.* (V02)

Suggested POLICY

5.3.9 Encourage site design that promotes cohesive developments that enhance the pedestrian experience and limits disconnected strip commercial or free-standing pads.* (COMM) (V02)

ACTION ideas

5.3.9.1 Develop walkability standards, which include appropriate connections to nearby neighborhoods, and require their use as part of an assessment process during development review. (GP05)

*Questions - comments - ideas -
concepts that are important to me*



WHAT IS A POLICY?

*It identifies a course
of action to help
achieve the goals*

DEVELOPMENT COMMITTEE WORKBOOK

Suggested POLICY

5.3.10 Utilize the built environment to promote social, healthy and active lifestyles. (COMM) (V02)

ACTION ideas

- 5.3.10.1 Continue to encourage large residential or master-planned developments to incorporate recreational facilities and other amenities including a consideration of day care facilities to serve the needs of residents and promote a family-friendly lifestyle.* (COMM) (GP08)
- 5.3.10.2 Create a program for the promotion of universal design principles that provide accessible public and private facilities, services and programs. (COMM) (V02)
- 5.3.10.3 Develop a plan to promote the creation of gathering places such as plazas, court yards, seating areas, promenades, etc., within existing and future retail areas. (DEV) (GP04)
- 5.3.10.4 Develop transportation plans which incorporate increased opportunities to travel to shopping, recreational areas and work by means independent of an automobile. (V02)
- 5.3.10.5 Incorporate pedestrian facilities which connect senior care facilities and higher density residential with nearby services and amenities. (V02)

Suggested POLICY

5.3.11 Improve the community's visual character, urban form, safety and functionality of the built environment to enhance the quality of life. (COMM) (GP03)

ACTION ideas

- 5.3.11.1 Study and update signage regulations to incorporate best practices while continuing to provide for clarity, compatibility and easy business identification and direction. (COMM) (GP03)
- 5.3.11.2 Revise site design standards to incorporate best practices and maintain the unique character of Oro Valley. (GP03)
- 5.3.11.3 Require developers to design neighborhood retail and office uses to respect residential scale and character. (COMM) (V02)

*Questions - comments - ideas -
concepts that are important to me*

DEVELOPMENT COMMITTEE WORKBOOK

- 5.3.11.4 Encourage campus-type employment centers that emphasize pedestrian orientation, native landscaping and a cohesive architectural theme which is compatible with the desert environment and its spectrum of colors.* (GP03)
- 5.3.11.5 Coordinate with the Police Department to ensure personnel trained in Crime Prevention through Environmental Design (CPTED) principles review new development. (GP01)

Suggested POLICY

- 5.3.12 Encourage new development and redevelopment projects to be LEED certified (or similar) green buildings and to serve as models for the community. (ENV) (GP11)

ACTION ideas

- 5.3.12.1 Develop incentives and zoning requirements which include options for water harvesting, solar power use, daylighting, building orientation design and the incorporation of shade on the south and west facades. (GP11)
- 5.3.12.2 Create a Town program which recognizes model efforts on green building. (GP11)

Suggested POLICY

- 5.3.13 Enhance the character and role of physical and visual corridors such as trails, transit lines, major streets and significant public views. (ENV) (GP02)

ACTION ideas

- 5.3.13.1 Bridge neighborhoods across physical barriers such as inhospitable roadways and promote pedestrian safety and connectivity as part of the development process. (GP05)
- 5.3.13.2 Require all new development and improvements to existing development during the review process to maintain and/or enhance the character and quality of views from and along scenic corridors and public parks.* (ENV) (GP02)
- 5.3.13.3 Conserve the views from roadways defined as scenic corridors as identified in the ESL ordinance during the development review and project approval process.* (GP02)

Suggested POLICY



DEVELOPMENT COMMITTEE WORKBOOK

5.3.14 Encourage water conservation and retrofitting programs for new and existing structures and landscaped areas.* (ENV) (GP11)

ACTION ideas

5.3.14.1 Develop ways to educate homeowners associations and commercial property owners, management companies and associations on water conservation and the Town's landscape code. (GP11)

Suggested POLICY

5.3.15 Continue to encourage the use of water smart landscape design by encouraging the use of native drought-tolerant plant species and increasing the use of water harvesting.* (ENV) (GP11)

ACTION ideas

[Placeholder, actions to be developed]

Suggested POLICY

5.3.16 Reduce heat absorption for buildings, parking surfaces, and outdoor public areas. (ENV) (GP11)

ACTION ideas

5.3.16.1 Develop design standards that reduce heating and cooling demands, provide more comfortable indoor and outdoor living spaces, and avoid blocking or reflecting sun on adjacent public spaces or buildings.* (GP11)

5.3.16.2 Develop design standards which improve the quality of outdoor public areas by creating shade on the south and west sides of structures and include options for covered ramadas, covered play equipment and continuous shade canopies along highly used walkways. (GP11)

5.3.16.3 Update and clarify existing design standards and incentives to encourage the passive and active solar orientation of lots during the planning stages of new development. (GP11)

5.3.16.4 Incorporate permeable surfacing options into existing regulations. (GP11)

Suggested POLICY

5.3.17 Promote outdoor lighting that enhances safety, circulation, and aesthetics and minimizes creating light and glare impacts to adjacent properties or reducing public enjoyment of the night sky.* (V09)

*Questions - comments - ideas -
concepts that are important to me*

The most meaningful phrase
on this page to me is

DEVELOPMENT COMMITTEE WORKBOOK

5.4.4 Continue to identify additional revenue sources that may provide supplemental revenues to ensure that infrastructure and services are maintained. (GP12)

ACTION ideas

5.4.4.1 Explore the use of special districts for the replacement/upgrading of public facilities in areas of existing development.* (GP12)

GROWTH AREAS

[Placeholder] Need to identify growth areas and then draft the accompanying goals, policies and actions

A growth area element, specifically identifying those areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. This element shall include policies and implementation strategies that are designed to:

(a) Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.

(b) Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.

(c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.

Growth area policies related to the Arroyo Grande area will be addressed at a future date, in agreement with Arizona State Lands Department, and as part of an extensive public outreach process which may include public forums and media coverage. It is assumed the shared goals include creating a balance of developable area and open space.

5.5 Infrastructure

This section addresses. . .

COMMUNITY SERVICES/UTILITIES

Suggested POLICY



DEVELOPMENT COMMITTEE WORKBOOK

- 5.5.1 Provide infrastructure which meet the larger community goals when considering new development.* (COMM) (V01)

ACTION ideas

- 5.5.1.1 Develop criteria for the siting of essential public facilities in cooperation with the State of Arizona, Pima County, and other agencies to minimize negative impacts to neighborhoods, while recognizing the needs for these facilities. (V01)
- 5.5.1.2 Provide the community up to date information about proposals for utility installations, including new booster or transmission facilities through the Town's website. (COMM) (V01)

Suggested POLICY

- 5.5.2 Consider aesthetics and visual impacts of utilities and infrastructure during the planning, design or upgrade process. (GP03)

ACTION ideas

- 5.5.2.1 Integrate utilities, necessary infrastructure and other public facilities into open spaces only when needed and by considering placement, materials, form, and scale. (ENV) (GP03)
- 5.5.2.2 Continue to support standards which promote placement of utility lines underground to protect the visual character of the Town. (V10)

Suggested POLICY

- 5.5.3 Plan for growth and facilitate replacement and timely upgrade of aging infrastructure as needed. (V01)

ACTION ideas

- 5.5.3.1 Coordinate with police, fire protection and emergency service providers during the development review process to ensure that they can meet the needs of new development.* (COMM) (V01)
- 5.5.3.2 Evaluate land use and development proposals during the review process to assess infrastructure needs in cooperation with energy providers and property owners. (V01)
- 5.5.3.3 Form a technical review board who will review annexation proposals, offer comments and help plan for growth. (COMM) (GP06)

DEVELOPMENT COMMITTEE WORKBOOK

- 5.5.3.4 Hold periodic “energy summits” by bringing together providers, key landowners, businesses, and Town staff to identify and resolve issues and discuss plans for future growth. (COMM) (GP06)
- 5.5.3.5 Investigate the annexation of county islands and peninsulas to facilitate infrastructure expansion and improve operational efficiencies of municipal services.* (COMM) (GP06)

Suggested POLICY

- 5.5.4 Provide opportunities for the location of high quality telecommunication and broadband services within the Town in order to support economic development and community-wide goals. (COMM) (V04)

ACTION ideas

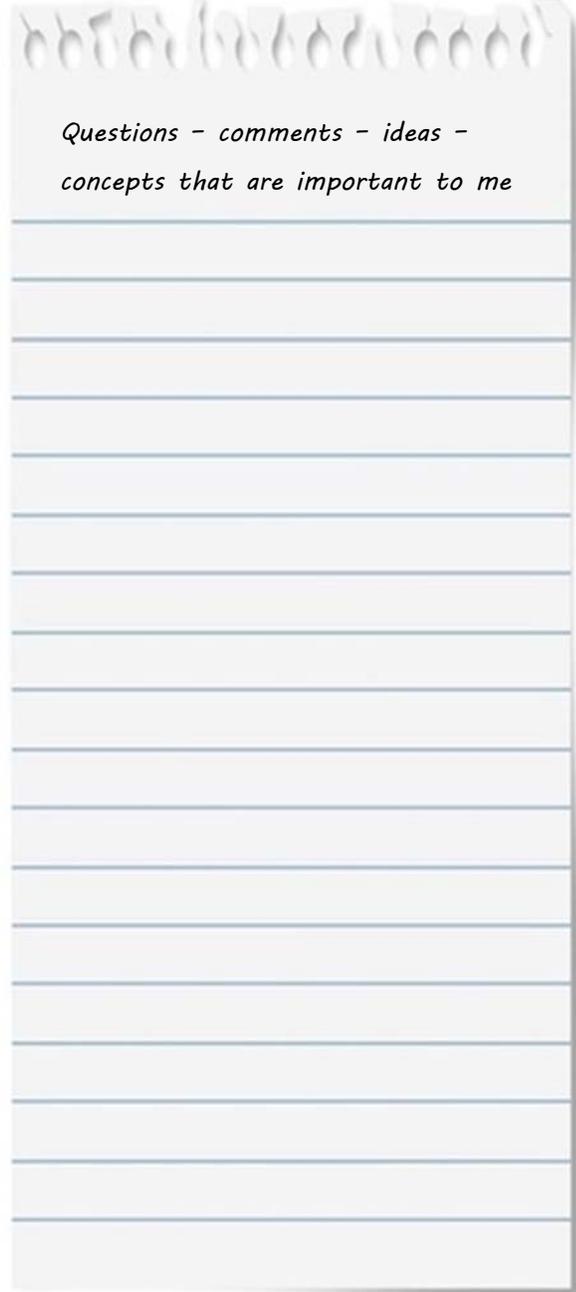
[Placeholder, actions to be developed]

Suggested POLICY

- 5.5.5 Provide for safety, efficiency and environmentally sensitive design in storm water systems. (GP11)

ACTION ideas

- 5.5.5.1 Design major wash crossings to be hydraulically efficient (100-year base flood) and environmentally sensitive with minimum physical or visual disruptions or impacts to riparian areas and wildlife habitat.* (ENV) (GP11)
- 5.5.5.2 Require detention facilities and/or velocity reduction when necessary to maintain existing storm water runoff flows and velocities in natural drainage systems.* (GP11)
- 5.5.5.3 Rehabilitate and enhance Town-owned natural drainage systems, water detention and retention basins, and other infiltration areas for multiple benefits including storm water management. (ENV) (GP11)
- 5.5.5.4 Evaluate all public and private development projects during the review process to determine the effects of the projects on on-site and downstream drainage patterns and associated ecological systems.* (ENV) (GP11)
- 5.5.5.5 Reexamine current land use designations for areas susceptible to flood damage and rezone as appropriate in order to avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage.* (ENV) (GP01)



DEVELOPMENT COMMITTEE WORKBOOK

5.5.5.6 Evaluate storm water management policies and if possible align with water conservation strategies. (GP11)

Suggested POLICY

5.5.6 Integrate innovative storm water management techniques and education in public and private development or redevelopment projects and in roadway projects. (V01)

ACTION ideas

5.5.6.1 Integrate green infrastructure and low impact development techniques into development regulations. (GP11)

5.5.6.2 Develop a public education program for residents regarding storm water. (V07)

TRANSPORTATION/CIRCULATION

Suggested POLICY

5.5.7 Develop a safe, convenient and efficient network of multi-modal transportation facilities that integrate amenities, provide access to services and destinations and that link neighborhoods, schools, parks and natural areas. (ENV, COMM) (GP05)

ACTION ideas

5.5.7.1 Plan the roadway network to be developed with the proper amount of capacity (20-year traffic volume projection) to serve traffic generated by the land uses depicted on the General Plan Land Use Map.* (GP05)

5.5.7.2 Implement methods to reduce fuel consumption, reduce congestion and the number of vehicle starts and stops in the design of all new public streets and significant transportation investments. (GP05)

5.5.7.3 Participate in employer- and community-based programs to encourage people to use multi-modal transportation methods, reduce trips and participate in bike and pedestrian safety courses.* (COMM) (GP05)

5.5.7.4 Support community policing and a high visibility public safety presence on roadways to help provide safe transportation options. (GP01)

5.5.7.5 Integrate Traffic Incident Management (TIM) standards into roadway design in order to facilitate easy detection, response and clearing of traffic incidents. (GP01)

Suggested POLICY

*Questions - comments - ideas -
concepts that are important to me*



DEVELOPMENT COMMITTEE WORKBOOK

5.5.8 Enhance the Town's community identity through roadway design and develop a hierarchy of streets that differentiate the character of key streets and intersections. (GP03)

ACTION ideas

- 5.5.8.1 Create a complete streets design manual which takes into account traffic calming, traffic safety, neighborhood aesthetics, storm water management, access management, public health, safety and community vitality.* (COMM) (GP05)
- 5.5.8.2 Develop street standards for four-lane or larger roadways to include landscaped medians with only native vegetation, no permanent irrigation and water harvesting where appropriate.* (ENV) (GP11)
- 5.5.8.3 Develop transportation plans which foster alternative routes to Oracle Road in order to alleviate congestion, such as Pusch View Lane, La Canada Drive, La Cholla Blvd and others. (GP05)

Suggested POLICY

5.5.9 Facilitate regional bikeway planning efforts to ensure that the Town's bikeway system connects with the neighboring communities and the regional bikeway system. (GP05)

ACTION ideas

- 5.5.9.1 Assist in completion of the regional bike and pedestrian 'loop' system through intergovernmental agreements and collaboration.* (COMM) (GP05)
- 5.5.9.2 Collaborate with Pima County and Tucson to enact consistent standards and design guidelines for pedestrian and bicycle facilities that will provide for a safe and sensible network.* (COMM) (GP05)
- 5.5.9.3 Pursue the certification of Oro Valley as an exemplary bike-friendly community. (GP05)

Suggested POLICY

5.5.10 Foster opportunities for walking, biking and transit to schools, open space, parks, recreation and activity centers.* (COMM) (GP05)

ACTION ideas

- 5.5.10.1 Develop transit-oriented development standards and zoning provisions.* (GP04)
- 5.5.10.2 Integrate lower minimum parking ratios into the zoning code, which apply to areas where there are



DEVELOPMENT COMMITTEE WORKBOOK

transportation options other than the automobile available. (GP05)

- 5.5.10.3 Develop a plan to eliminate gaps and barriers in the pedestrian and bikeway systems when constructing roadway, pedestrian and bikeway improvements.* (COMM) (GP05)
- 5.5.10.4 Pursue funding and agreements to incorporate sidewalks and pedestrian infrastructure along the whole length of Oracle Road. (GP05)
- 5.5.10.5 Require new development and redevelopment to incorporate transit, pedestrian, and non-motorized transportation measures during the development review process. (GP05)
- 5.5.10.6 Provide incentives for private development to provide bicycle amenities, such as bike parking, showers, water fountains, signage, shaded rest areas, and trail system connections.* (COMM) (GP05)
- 5.5.10.7 Investigate options to include bike lanes, sidewalks and/or multi-use lanes along all collectors and arterials in Oro Valley. (GP05)

Suggested POLICY

- 5.5.11 Develop a safe, integrated and comprehensive transit system that increases public access to mass transit and improves community mobility. (COMM) (GP05)

ACTION ideas

- 5.5.11.1 Provide safe, attractive, efficient transit shelters that enhance the community character.* (COMM) (GP03)
- 5.5.11.2 Develop a plan for future transit needs that includes transit routes which allow for coordination of trips to common destinations and regional connections.* (COMM) (GP05)
- 5.5.11.3 Pursue strategies including partnerships with other transportation providers to provide a comprehensive system of para transit service for seniors and people of all abilities, and enhance service within the Town and to regional destinations. (GP05)
- 5.5.11.4 Develop partnerships with businesses, and other regional partners to more efficiently and effectively provide mobility options. (GP05)

Suggested POLICY



DEVELOPMENT COMMITTEE WORKBOOK

For your committee's consideration: other related goals, policies and actions

The **Environment Workbook** includes goals, policies and actions related to the natural, water and cultural resources and clean environment. Policies and actions related specifically to the Development Committee are included here.

Suggested POLICY 3.3.2 Provide natural open space connections between significant natural resource areas.* (DEV) (GP10)

Suggested POLICY 3.3.4 Protect and conserve healthy native vegetation during the development process. (DEV) (GP11)

ACTION idea 3.3.4.1 Periodically review and update the Town's Save-A-Plant program in order to protect healthy native vegetation.* (DEV) (GP11)

Suggested POLICY 3.3.8 Maintain the natural qualities of creeks, washes, groundwater basins and recharge areas to protect the integrity of wildlife habitat, allow for wildlife movement and enhance the safety of the built environment.* (V09)

ACTION idea 3.3.8.1 Develop plans and provide resources to reduce soil erosion by slowing storm runoff and increase infiltration of stormwater into the groundwater supply.* (DEV) (V09)

Suggested POLICY 3.3.9 Protect and enhance contiguous areas of key habitats and environmentally sensitive lands within the Town.* (GP11)

ACTION idea 3.3.9.2 Periodically evaluate for effectiveness every ten years and appropriately update the Environmentally Sensitive Lands Ordinance (ESLO) to incorporate best practices on an as needed basis.* (DEV) (V09)

Suggested POLICY 3.3.10 Encourage development project designs that connect wildlife habitat areas, avoid disturbing significant wildlife habitat and minimize the overall impacts on wildlife habitat areas. (DEV) (V09)

ACTION idea 3.3.10.1 Periodically evaluate the Environmentally Sensitive Lands Ordinance for effectiveness and update design guidelines and standards to incorporate best practices on site and building design.* (DEV) (V09)

ACTION idea 3.3.10.2 Maintain a plant palette for use in all new landscape plans, as well available for the general public, which requires drought-tolerant native vegetation appropriate for varied landscapes.* (DEV) (GP11)

ACTION idea 3.3.10.5 Develop a plan to protect and buffer washes, riparian areas, vegetation, designated natural open space and environmentally sensitive lands from development encroachment and the associated flood risk and degraded habitat that may result. (DEV) (V09)

Suggested POLICY 3.3.11 Provide for the safe movement of wildlife near manmade features which may potentially disconnect wildlife corridors.* (DEV) (GP06)

ACTION idea 3.4.1.5 Partner with other jurisdictions to increase the use of Central Arizona Project water and treated wastewater.* (DEV) (V09)

Suggested POLICY 3.4.3 Utilize alternatives to attain sustainable groundwater production rates and reduce groundwater level declines.* (GP11)

ACTION idea 3.4.3.1 Develop plans for the use of alternative sources of water for potable and non-potable uses, including rainwater, gray water, waste water effluent and Central Arizona Project water. (DEV) (V09)

Suggested POLICY 3.5.1 Preserve and interpret significant cultural resources within Oro Valley and the larger planning area.* (DEV) (GP10)

Suggested POLICY 3.5.2 Provide appropriate public access to and education about Oro Valley's cultural resources in order to enrich our sense of community. (GP10)

ACTION idea 3.5.2.2 Require that interpretive elements related to cultural resource sites be planned for in public use areas and private developments during the development review process.* (DEV) (GP06)

ACTION idea 3.5.2.4 Create and execute a plan for the placement of interpretive elements related to cultural resource sites in existing and planned Town facilities and properties with the assistance of outside funding. (DEV)(GP10)

Suggested POLICY 3.6.2 Encourage pollution prevention, waste minimization and recycling in all sectors of municipal, business, institutional and residential operations throughout the Town. (COMM) (V09)

ACTION idea 3.6.2.2 Establish development incentives for projects demonstrating an exemplary commitment to sustainability. (DEV) (GP06)

Suggested POLICY 3.6.4 Lead efforts which contribute to regional reduction in air pollution and greenhouse gas emissions. (DEV) (V09)

Suggested POLICY 3.6.5 Increase energy savings through increased education, and gains in efficiency, conservation and use of renewable resources throughout the community. (V09)

ACTION idea 3.6.5.1 Adopt the most up-to-date International Code Council (ICC) Energy Conservation Code in concert with regional jurisdictions and stakeholders. (DEV) (V09)

ACTION idea 3.6.5.7 Create programs which increase awareness about energy usage in order to reduce consumption of energy, water and electrical resources. (DEV) (V09)

DEVELOPMENT COMMITTEE WORKBOOK

The **Community Workbook** includes goals, policies and actions related to land use and design, development and growth areas and infrastructure. Policies and actions related specifically to the Development Committee are included here.

Please note, as the Community Committee is meeting concurrently with the Development Committee, these items will be included with a later draft of this workbook.