



Development Committee

SUMMARY NOTES

Meeting 8: April 8, 2015

We're in the **RECOMMENDATION STAGE**

Our purpose is to provide **FEEDBACK AND REVISIONS**, and offer a recommendation or **ENDORSEMENT**

Attendance

Present:

Bill Adler
Anne McGinnis Breen
Diane Bristow
Mary Caswell
Steve Huffman
Bill Leedy
Stephen Roach
Michael Schoeppach
ShoYoung Shin
John Spiker
Mike Stankiewicz
Brooke Trentlage

Staff:

Elisa Hamblin
Chad Daines
Danielle Driscoll

Absent:

Don Cox
Kit Donley
Barry Gillaspie

Town Council (Oversight):

Mike Zinkin

Welcome and Introductions

- Elisa Hamblin welcomed the Development Committee and thanked them for being part of this process.
 - This is meeting 8 and lots to cover.
- Elisa introduced Councilmember Zinkin who was in the audience.
- Elisa introduced Chad Daines who was present to answer any questions.

Packet Review and Meeting Business

- The packet contents were reviewed
- Elisa reviewed the revised meeting agenda, which included: amendments section, workbook review, talk about two committees and Land Use Map.
- There are two discussions, one brainstorm section and one presentation
 - There were no questions
- Elisa asked if there were any changes or comments to the meeting summary notes:
- Any changes to the meeting 7 summary notes?
 - Chad Daines name was misspelled
- Elisa reviewed the schedule:
 - Last meeting tonight
 - All committee meeting on May 7 in the Council Chambers
 - 41 committee members/three committees
 - Draft hardcopy of packet will go out in mail on Friday, April 10
 - Each committee will have a couple of weeks to review
 - Will include a copy of the Land Use Map
 - Workbook should look familiar
 - Outline format of Plan
 - If anyone has any questions or issues about the packet, Elisa is always available
 - Draft will be approx. 30% complete, rough copy



Development Committee

- There will be a consultant to help with layout, design and graphics
- They will use a “lens of readability”
- Stay true to content but be approachable to the everyday person
- Elisa was asked if there are any questions committee members feel they have for the group, how should they handle it? – Elisa said to funnel questions through her.

Discussion: General Plan amendments

- Last meeting the committee ran through work of sub-committee:
 - Sub-committee consensus
 - Fewer major amendments
 - Clarity for community, applicants and staff
 - Gather information for decision-making
 - Support for staff and administrative judgements
 - More responsive process for low impact amendments
 - Revise terminology: Major (Type 1) and Minor (Type 2)
- Revisions since last meeting:
 - Part 1: Thresholds
 - Minor editing and clarifications
 - Part 2: Criteria
 - Explain intent
 - Simplify capacity and services mitigation requirements
 - Clarify criteria requirement and responsibility of applicant
 - Part 3: Process
 - Explain Town Council process and vote
 - Other editing and clarifications
- *Comments:*
- #3 at bottom, page 2 – “provisions” is confusing
 - Committee discussed this as “this is how I read/interpret this”
- Lot size per acre is questioned – where should it be clarified?
 - Chad Daines explained zoning code is “grey” and doesn’t cover every situation
 - Up to Council to say...
 - How would the committee deal with this?
 - Is this something that rarely comes up?
 - Does this resonant important enough to be discussed?
 - Could be solved in one to two sentences
 - Sounds like Land Use calculations
 - Needs to be fixed but not here, shouldn’t be addressed in *Exceptions* part of General Plan
 - Elisa said they will look at Land Use map, designations may offer clarification
 - Still have not addressed Exception #3
 - Is there an area that will require interpretation?
 - Does need to be clarified because staff does run across that area and it is not clear
 - After more discussion, Elisa said that she will work on this and will be changed in workbook for review
- Page 3 - Evaluation Criteria
 - Intention of this section?
 - Framework for discussion making
- *Comments:*
 - “Responsibility” at bottom of page, change to obligation? Ok if stays...
 - Don’t want to sound adversarial



Development Committee

- Change “the criteria” in first paragraph to “forms the basis”
- If this language exists, Planning and Zoning will say “you have the responsibility to...”? Applicant will know they need to do this?
- Will stay as responsibility
- B, C, D edits on page 3 - Unused drainage
 - B - “Roadway capacity”
 - Town should be able to say if there is capacity to run off in a ravine
 - Introduces a suggestion to “not reduce” run off
 - Change to “traffic capacity”?
 - Elisa will change roadway capacity
 - C - Application providing analysis to town for services – ok as is
 - D – ok as is
- Page 4 – Make “Type 2” more clear
 - Try to define
 - Couple of changes, moved on
 - Will incorporate, will be in draft on Friday, impacts all three groups
 - Will have description on how this came together

Discussion – Workbook (Policies and Actions)

- Land Use and Design
 - Conservation of natural resources
 - Neighborhoods and quality of life
 - Quality built environment
- Development and Growth Areas
 - Growth Areas (Tier 1 and 2)
 - State Lands policies
- Infrastructure
 - Community services/utilities
 - Transportation/circulation
- Elisa received some changes after packets went out
- She wants to note Land Use Map description section in Development chapter
 - Will be part of this
- Think about workbook and sections on board; leave open and leave it to committee on where to go
- *Comments:*
 - Incubation needs to be explained
 - No changes; not closed, open for any comments
- *Environment and Community Letter Recommendations:*
 - “Viewsheds” – do we discuss them?
 - Page 6, 5.3.2 action item
 - Adequately addressed revenue might come from?
 - Elisa stated summary on this section; cost of development, clear on what our view is
 - Infrastructure woven in other areas as well (Community Committee has a section in their workbook on this topic)
 - Committee discussed how Town’s financial status and how it can make money and work towards stability of Town
 - There are indirect statements throughout workbook on finances
 - Separate section or comfortable leaving in our chapter and committee?
 - Stand alone



Development Committee

- Statement of intent (development responsible for growth of Town)
- Hard to come up with something in this section
- Mash up with what others are doing
- Process pulls together in a bigger packet
- Addressing economic development – involves issues far broader than this discussion
 - General Plan is not a driver for economic development
- Robust development and growth
 - Trying to “gobble up” areas to help in future
 - Rock and a hard place – what to get voted in and what will help in future
- Stable source of revenue, but not burden the community
- Add a statement we acknowledge difficulty for financial growth and burden on community
- Preamble to General Plan
 - Statement about involvement with community to resolve this issues, be involved in being solved
 - Elisa - great point to bring up – areas we struggle with
 - Don't want to manufacturer a “false issue”, don't want to scare people
 - Don't want to raise issues or fear about where we'll be in 5-10 years
 - Elisa – this has come up in other committees
 - Will bring up in all committee meeting

Scorecard

- Vision and Guiding Principles - tally of all work and where you landed
- Did we hit everything we wanted?
- 127 goals, policies and actions – highlighted those, most referenced/repeated in work
- Highpoints in this group
- Any surprises?
 - No mention of “small town” – principle in what public wants – to retain the small town feel
 - Community identity could include small town
 - Not perfect reflection
 - Elisa – no decision needed, provided for reference
- Next draft of workbook will not have codes

Brainstorming for Environment and Community Committees

- Environment committee:
 - More to say or changes to memo?
 - Ok as is
- Community committee:
 - Disagreement with or changes?
 - Public art questioned
 - “Increasing the art requirement from 1% to 1.5% or 2%”?
 - Ball parks – big concern, running out of water
 - Use Astroturf or something else
 - Water conservation
 - Include schools
 - Town Finances
 - Open for public to look at and review?
 - Town does a decent job with budget



Development Committee

- Public participation – public hearings – this subject requires
- Quality of life tax – explore additional revenue
 - Environment committee recommended?
 - They need to talk about what this town wants/how to fund

Land Use Map

- Hand out - hanging issues?
- Any changes to first five topics?
- **Topic/Status**
- *Planning area/Resolved*
 - Doesn't mean annexation, just be aware of, not intent but can lead to annexation
- *Urban Services Boundary/Resolved*
- *Growth Areas/Resolved*
 - Tier 1, regional; Tier 2, more neighborhood serving
- *Land Use Requests/Resolved*
 - History of asking land owners to review and make changes?
 - Discussion on properties 1, 2, 3, 14
 - When map was first review, committee took them and turned them into medium density
 - Some uncomfortableness with change in process to review
 - Not trying to cut out community
 - Doesn't think people will know what was changed
 - Want to avoid anything that was possible for commercial opportunities
 - Map doesn't change until it get approved in zoning (or could get rezoned)
 - Discussion about the process continued
 - Will people in enhanced areas have the opportunity to comment?
 - Still needs to be re-zoned –number of things get covered in the re-zoning process
 - Not a one-time-only time to make changes
- *State Lands/Resolved*
- *Clean-Up Items/Review tonight*
 - Reviewing first draft of map
 - Tracing paper shows the changes (besides ones already discussed)
 - Some corrections need to be made
 - Any additional change, please let Elisa know

Homework and Next Steps

- Will distribute draft on Friday
- Any written comments by April 24th
- All-committee meeting will be May 7th in Council Chambers

Public Comment Period

- Dennis Breen expressed how the committee did an excellent job on a difficult issue
- Meeting adjourned

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OUR FUTURE**
Planning Oro Valley Together

Development Committee Meeting 8: April 8, 2015

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Meeting Overview

- Welcome & Introductions
- Packet Review
- Meeting Business
- Discussions:
 - General Plan Amendments
 - Development Workbook
- Brainstorm: Committee Recommendations
- Presentation: Land Use Map
- Homework and Next Steps
- Public Comment
- Adjourn

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Meeting Packet

- Meeting 8 Agenda
- Meeting 8 Homework
- Meeting 7 Notes
- Meeting 7 Presentation slides
- Development Committee Meeting Schedule
- Development Committee Workbook
- Memo to Environment Committee
- Memo to Development Committee
- General Plan Amendments
- *Additional materials tonight:*
 - Mapping handout

Summary Notes

BE THOROUGH **BE PRODUCTIVE** **BE COLLABORATIVE**

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Development Committee Schedule

- Meeting #8: April 8
 - Discussion on committee draft & land use map
 - Final Recommendation
- All Committee Review:
 - Draft distribution: April 10
 - Written comments due to staff: April 24
 - Staff compile comments and create agenda
 - Agenda distribution: May 4
 - All committee review meeting:
 - Thursday, May 7
 - 5:30 pm in Council Chambers

Discussion

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Recommend to Env. Committee

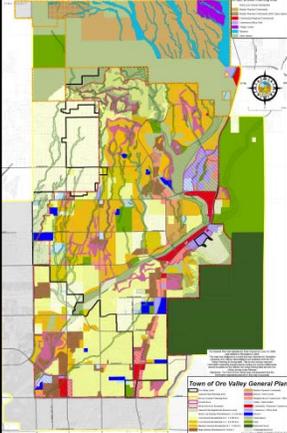
(natural, water and cultural resources, and clean environment)

- **Natural and Open Space**
 - Continue practice of Natural and Cultural resource conservation and preservation through Development Review
 - Town should set aside funds for open space acquisition and partner with Pima County in their efforts of open space preservation
 - Distinguish uses allowed in different types out outdoor areas:
 - Natural open space and ESL areas: public trail access walking or equestrian only, need not be connected
 - Open space: carry fewer restrictions for types of use
 - Parks: public recreational use
- **Cultural and Historic Resources**
 - Clarify efforts for cultural resources on public land
 - Consider a “quality of life tax on private property” to fund cultural and historical needs, plus gathering events, opportunities
- **Environment**
 - Require clean alternative energy in development, don’t just incentivize
 - Consider visual, air, environmental and aesthetic impacts when increasing density of new development

Recommend to Comm. Committee

(economy; complete community; town facilities, services, buildings)

- **Public Safety**
 - Continue to encourage public interaction with Public Safety staff
- **Economic Development**
 - Reconsider methods to diversify the tax base
 - Clearly define the districts concept
 - Carefully consider how historic properties should or should not foster economic vitality, or if they have a different purpose
- **Parks**
 - Develop Parks Master Planning effort based upon community needs. Criteria should be developed based upon National Standards.
 - Carefully consider sports tourism and how it benefits the local community
- **Public Art**
 - Continue Oro Valley commitment to public art construction though private development and public construction projects
 - Consider increasing the art requirement from 1% to 1.5 or 2%
- **Education**
 - Partner with Amphi School District and other local Private and Charter Schools to understand future goals and assess potential needs the Town might assist with
- **Town Finances**
 - Continue to promote transparency with Town Budget and provide public outreach/education about the budget process



Presentation: Land Use Map

The Land Use Map for the General Plan depicts the general uses of land within Oro Valley. It functions as official Town policy on the allocation and distribution of different land uses. In addition to land uses, the map also depicts the Town’s:

- Planning Area
- Urban Services Boundary
- Growth Areas

Land Use and the Big Picture

	TOPIC	STATUS
• You are a representative cross-section of the community with a lot of expertise	Planning Area	Resolved
• Use your best judgment: – What makes sense? – What do you think? – What is the right thing to do?	Urban Services Boundary	Resolved
	Growth Areas	Resolved
• We’re creating something for people to react to	Land Use Requests	Resolved
	State Lands	Resolved
	Clean-Up Items	Review tonight

Clean-Up Map Issues

- **Pima County Area**
 - Previously ‘undesigned area’
 - Area added to Planning Area boundary
- In cases where the property has been developed:
 - Align with current use
 - Align with current zoning
- Changes in public/semi-public use or ownership
- Approved land use amendments not reflected on recent map



Clean-Up Map Issues

AREA	DESCRIPTION	STAFF RECOMMENDATION	RESOLUTION NEEDED
PIMA COUNTY AREA	Previously ‘undesigned area’ within Oro Valley Planning Area and area added to revised Planning Area.	Align and map all undesignated area by Oro Valley land use designation according to existing Pima County land use designation and existing development.	Awaiting Discussion
DEVELOPED PROPERTY (LAND USE AND ZONING)	Of some developed properties, the land use does not reflect the current use or current zoning, due to mapping error.	Align and map all mismatched properties’ land use according to existing use or existing zoning.	Awaiting Discussion
EAST SIDE OF ORACLE/1 ST AVE	Current Land Use: NCO Current Zoning: PAD, R1-10 or R-20 Existing Use: Apartments	High Density Residential, to align land use with existing apartments	HDR
ENCANTADA AT STEAM PUMP	Current Land Use: CRC Current Zoning: PAD, C-N/C-1/C-2 Existing Use: Apartments	High Density Residential, to align land use with existing apartments	HDR
SWC OVERTON/LA CHOLLA	Current Land Use: NCO Current Zoning: N/A (Pima County) Existing Use: Residential	Medium Density Residential, to align land use with existing housing	MDR
RAMS PASS, WEST SIDE OF ORACLE	Current Land Use: CDP Current Zoning: T-P, C-1 Existing Use: Residential	Medium Density Residential and Low Density Residential 1, to align land use with existing housing densities	MDR and LDR1
SWC 1 ST /TANGERINE	Current Land Use: NCO Current Zoning: C-2 Existing Use: CRC	Community/Regional Commercial, to align land use with existing use and current zoning (C-2 should only be in CRC)	CRC

Clean-Up Map Issues

AREA	DESCRIPTION	STAFF RECOMMENDATION	RESOLUTION NEEDED
CHANGES IN PUBLIC/SEMI-PUBLIC USE OR OWNERSHIP	Areas where the intended public use has changed or where new public properties have been added	Align designation with properties that are no longer considered for public use or have changed ownership to a public use.	Awaiting Discussion
NWC TANGERINE/LA CANADA	Current Land Use: PSP Current Zoning: R1-144 Existing Use: Residential	Medium Density Residential, is no longer considered for public use.	MDR
APPROVED LAND USE AMENDMENTS	Approved land use amendments that have not been reflected on the recent Land Use Map.	Find all misrepresented parcels with approved land use amendment, and align new map with approved land use.	Awaiting Discussion
NEC MOORE/LA CANADA	Current Land Use: NCO Current Zoning: PAD, MDR Existing Use: Residential	Medium Density Residential, to align with GP Amendment Resolution (No. (R)13-54) to MDR	MDR
MILLER RANCH, NWC TANGERINE/ LA CANADA	Current Land Use: RLDR Current Zoning: R1-144 Existing Use: Residential	Medium Density Residential, to align with GP Amendment Resolution (No. (R)14-10) to MDR	MDR



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Homework and Next Steps

- Use the workbook!
- Check out YourVoiceOV.com
- April 10: Distribute three chapter draft for all-committee review
- April 24: Written comments due
- May 4: Distribute all-committee review agenda
- May 7: All-Committee review meeting, 5:30-7:30




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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?

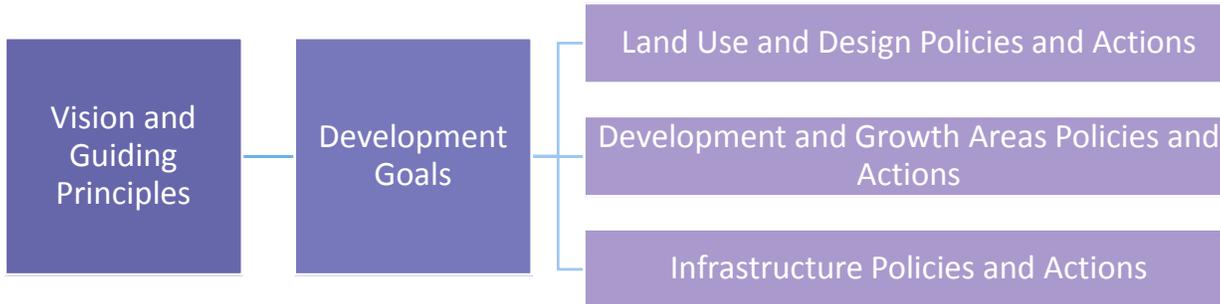
Read it – mark it up – make notes and bring your ideas to the committee meetings! This plan can’t be built without the unique contributions of every committee member and this workbook should help you bring your ideas into one place. Together we can build something that truly directs a positive future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

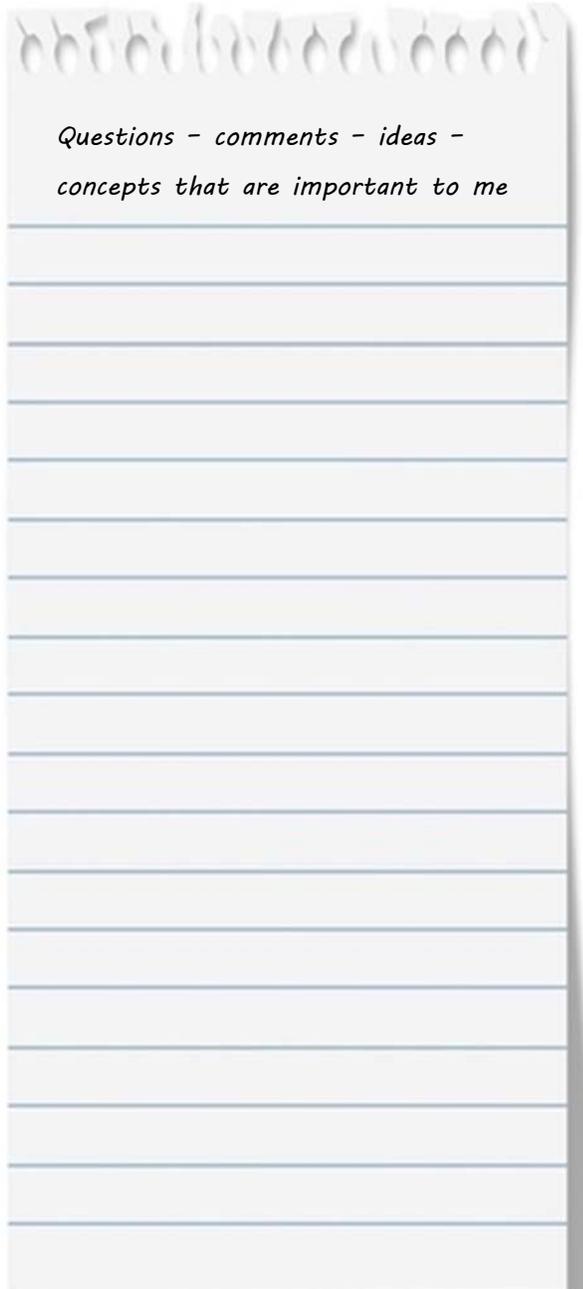
- 5.2.1 A built environment that creatively integrates landscape, architecture, and open space and conservation elements and which elevates the quality of life. (ENV) (GP03)
- 5.2.2 An integrated and connected transportation network that compliments mobility for people and goods. (GP05)
- 5.2.3 Diverse transportation choices that are safe, user-friendly, efficient and accessible and that maintain the lifestyle of residents, and support employees, visitors and the local economy. (GP05)
- 5.2.4 Sustainable and innovative public services and utilities which serve the current and future needs of the community. (COMM) (V01)
- 5.2.5 Conservation of natural resources through effective land use and transportation planning, design, construction and management. (ENV) (GP11)
- 5.2.6 Neighborhoods that include access and easy transitions to open space, recreation, and schools and that are supported by shopping and services which meet daily needs. (V02)
- 5.2.7 Full recovery of the costs of services which serve new development. (GP06)
- 5.2.8 Effective transitions between differing land uses and intensities in the community. (COMM) (GP04)
- 5.2.9 Robust development opportunities and a diverse transportation network which support a growing economy. (COMM) (GP07)

5.3 Land Use and Design

This section addresses. . .

CONSERVATION OF NATURAL RESOURCES

Suggested POLICY



DEVELOPMENT COMMITTEE WORKBOOK

5.3.1 Promote land use development practices and programs that conserve and minimize impacts to natural resources. (ENV) (GP11)

ACTION ideas

- 5.3.1.1 Develop new and improve existing land use regulations that discourage the unnecessary spread of development on land, and help conserve open space, land contours, elevations and ridgelines. (ENV) (V02)
- 5.3.1.2 Periodically update existing low-impact development regulations in order to reduce development impact on adjacent properties, the environment, drainage and traffic. (ENV) (GP11)
- 5.3.1.3 Maintain a thorough Town process for review of development proposals to encourage sustainability and environmental conservation. (ENV) (GP11)
- 5.3.1.4 Continue to manage development and allow for compact development and flexible design options which encourage conservation of open space by clustering, transfer of development rights or other techniques. (ENV) (GP11)
- 5.3.1.5 Remove regulatory barriers and develop programs which recognize model green building efforts in the community and promote green building for new construction. (ENV) (GP11)
- 5.3.1.6 Integrate green infrastructure and low impact development techniques into development regulations where appropriate. (GP11)
- 5.3.1.7 Study options and provide opportunities for development or redevelopment to design for, capture and manage stormwater in facilities having multiple benefits , such as stormwater management, recreation, wildlife habitat and groundwater recharge. (ENV) (GP11)

Suggested POLICY

5.3.2 Enhance the quality of roads, trails and paths which define the character, scenic features and visual appeal of the community. (GP02)

ACTION ideas

- 5.3.2.1 As part of transportation planning efforts, identify locations where pedestrian facilities and connections need to be upgraded along major roadways. (GP05)
- 5.3.2.2 Develop land use regulations which require development proposals to maintain and/or enhance

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

DEVELOPMENT COMMITTEE WORKBOOK

the quality of views from and to public parks. (ENV) (GP02)

- 5.3.2.3 During development review, continue to place a high priority on the conservation of views from defined scenic view corridors, as identified in the ESL ordinance and supported by the General Plan. (GP02)

Suggested POLICY

- 5.3.3 Promote and encourage water conservation and retrofitting programs, and innovative stormwater management techniques in development, redevelopment or infrastructure projects and in landscaped areas. (ENV) (GP11)

ACTION ideas

- 5.3.3.1 Expand outreach methods to educate the public on water conservation methods, stormwater management and best practices for building and landscape design and retrofits. (ENV) (GP11)
- 5.3.3.2 Continue Town programs which encourage the use of drought-tolerant plant species and a native Sonoran desert landscape palette. (ENV) (GP11)

Suggested POLICY

- 5.3.4 Reduce heat absorption by buildings, parking surfaces and in outdoor public areas. (ENV) (GP11)

ACTION ideas

- 5.3.4.1 Update building codes and design guidelines that reduce heating and cooling demands, provide more comfortable outdoor spaces and avoid blocking or reflecting sun on adjacent public spaces or buildings. (GP11)
- 5.3.4.2 Develop design standards which improve the quality of outdoor public areas by creating shade on the south and west sides of structures. (GP11)
- 5.3.4.3 Update and clarify existing design incentives to encourage the passive and active solar orientation of lots during the planning stages of new development. (GP11)

Suggested POLICY

- 5.3.5 Promote outdoor lighting that enhances safety and circulation, and beautifies landscapes while minimizing impacts to adjacent properties or reduces public enjoyment of the night sky. (V09)

ACTION ideas

- 5.3.5.1 Continue to support efforts to minimize light pollution by adhering to regional night skies initiatives and

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

updating regulations to incorporate new technologies and best practices. (ENV) (V09)

NEIGHBORHOODS AND QUALITY OF LIFE

Suggested POLICY

- 5.3.6 Provide diverse land uses which meet the Town's overall needs and offer effective transitions in scale and density adjacent to neighborhoods. (V02)

ACTION ideas

- 5.3.6.1 Modify land use regulations as needed to encourage new business opportunities in industrial, commercial and mixed use areas. (COMM) (GP07)
- 5.3.6.2 Create a definition for mixed-use zoning and modify existing regulations to make mixed-use zoning available where appropriate. (COMM) (V02)
- 5.3.6.3 Amend land use regulations to define and incorporate effective compatibility standards which ease transitions in scale and density between uses and complements neighborhood character. (V02)
- 5.3.6.4 Continue to support the intent of the Airport Environs Zone at the La Cholla Airpark, which specifically limits adjacent building heights, in order to continue the viability of the area and the comfort of nearby residents. (V02)

Suggested POLICY

- 5.3.7 Promote the social and physical health of the community through the built environment. (COMM) (V02)

ACTION ideas

- 5.3.7.1 Develop a plan which identifies target locations and funding strategies for community recreational amenities, such as parks or community centers. (COMM) (GP10)
- 5.3.7.2 Create a program which promotes accessible, convenient and age-friendly design of public and private facilities, services and programs. (COMM) (V02)
- 5.3.7.3 Integrate into the development review process, a means to promote the creation of public gathering places within retail areas. (GP04)
- 5.3.7.4 Develop transportation plans which incorporate increased opportunities to travel by means other than an automobile. (V02)
- 5.3.7.5 Incorporate pedestrian facilities which connect residential with nearby services and amenities. (V02)

Suggested POLICY

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



DEVELOPMENT COMMITTEE WORKBOOK

5.3.8 Improve the small-town character, design and safety of the built environment. (COMM) (GP03)

ACTION ideas

- 5.3.8.1 Study and update signage regulations to incorporate best practices while continuing to balance the needs for clear identification and direction with community desires for compatibility and minimal intrusiveness. (COMM) (GP03)
- 5.3.8.2 Revise site design standards to incorporate best practices and maintain the unique character of Oro Valley. (GP03)
- 5.3.8.3 Require developers to design neighborhood retail and office uses to respect nearby residential scale and character. (COMM) (V02)
- 5.3.8.4 Develop design standards for campus type employment centers that emphasize pedestrian orientation, native landscaping and a cohesive architectural theme. (GP03)
- 5.3.8.5 Continue to utilize Police personnel trained in Crime Prevention through Environmental Design (CPTED) principles to review all new development proposals, as a means to ensure sites and buildings are designed to maximize safety and minimize opportunities for crime. (GP01)

PLANNED BUILT ENVIRONMENT

Suggested POLICY

5.3.9 Coordinate planning for land use and transportation in order to promote growth areas and transit and commercial corridors. (V02)

ACTION ideas

- 5.3.9.1 Create a plan which coordinates the land use and transportation planning for growth areas with planning for transit and commercial corridors, in coordination with other jurisdictions and agencies. (ENV) (V02)
- 5.3.9.2 Create transit-oriented development standards and modify existing regulations to make these standards available where appropriate. (GP03)
- 5.3.9.3 Conduct an analysis which highlights deficiencies and barriers to economic development in growth areas and commercial corridors. (COMM) (GP04)
- 5.3.9.4 Develop, in coordination with the State, detailed planning for the Oracle Road corridor in order to allow for diverse development and an upgraded transportation experience. (GP03)



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- 5.3.9.5 Develop detailed planning for designated neighborhood-scale growth areas at strategic intersections. (GP05)
- 5.3.9.6 Develop detailed planning for transportation needs, access and future development on major roadways other than Oracle Road, such as La Cholla, La Canada, Tangerine, Moore and Lambert. (GP05)

Suggested POLICY

- 5.3.10 Encourage the development of master planned communities which includes suitable residential and commercial uses. (V02)

ACTION ideas

- 5.3.10.1 Encourage the coordinated development of vacant and adjoining areas of 40 acres or more, either under multiple or single ownership, to ensure adequate planning for infrastructure, circulation and amenities. (V02)
- 5.3.10.2 Update development regulations to require that master planned communities incorporate coordinated driveways, parking, readily accessible open space, landscape amenities and proper infrastructure improvements into their designs. (V02)
- 5.3.10.3 Update development regulations to require master planned communities to serve the needs of a mix of resident ages and backgrounds. (V02)

Suggested POLICY

- 5.3.11 Promote the design of cohesive developments that enhance and promote the pedestrian experience. (COMM) (V02)

ACTION ideas

- 5.3.11.1 Develop policies and standards which advance walkable neighborhoods and commercial areas. (GP05)
- 5.3.11.2 Develop an assessment process for walkability standards to be used during development review. (GP05)

5.4 Development and Growth Areas

This section addresses. . .

Suggested POLICY

- 5.4.1 Require new development to pay its share towards the cost of additional public facility and service needs generated by new development, while balancing public and private interests in cost allocation.* (V01)



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ACTION ideas

- 5.4.1.1 Comprehensively define public and private cost responsibilities and develop a plan which identifies funding methods and techniques for new development and infrastructure. (GP12)
- 5.4.1.2 Periodically evaluate and update the efficiency, equity, and legality of existing and potential funding mechanisms for the provision of public facilities and services to new and existing development.* (GP12)
- 5.4.1.3 Periodically evaluate and update the efficiency, equity and legality of existing and potential funding mechanisms to recover the cost of public facilities and services to new development. (GP12)

Suggested POLICY

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

ACTION ideas

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

GROWTH AREAS

As required by state statute, Growth Areas are areas “that are particularly suitable for planned multi-modal 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.”

In recognition of the growth and development of Oro Valley, a two tier system is proposed for all growth areas in Oro Valley. These areas are represented on the General Plan Land Use Map.

Tier 1 Growth Areas include major and regional commercial areas, and include:

- Oracle Road Corridor from Orange Grove to the north end of Innovation Park
- Foothills Mall Area
- Arroyo Grande Village Center
- Arroyo Grande Office and Commercial

The Tier I areas could also potentially include sub-categories to further clarify the intent of each area. This could include primary employment, tourism, district or retail/office sub-categories.

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Tier II Growth Areas include neighborhood focused commercial areas, supported by a variety of residential areas. These areas are intended to serve the immediate needs of residents, while limiting impact and include:

- Intersection of 1st Avenue/Rancho Vistoso with Tangerine Road
- Intersection of La Cañada and Tangerine
- Intersection of La Cholla and Tangerine
- Intersection of La Cañada and Lambert

All Growth Areas should:

(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 re-location, as needed, 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.

The Arroyo Grande Planning Area has unique land use designations and accompanying special area policies that were developed as part of an extensive stakeholder process in 2007-2008. If needed, it is anticipated that any further revisions related to the Arroyo Grande area will be addressed at a future date, in agreement with Arizona State Land Department, and as part of an extensive public outreach process which may include public forums and media coverage. It is assumed shared goals include creating a balance of developable area and open space.

Action: Identify needed steps to initiate open negotiations with the State and actively pursue annexation of the Arroyo Grande area.

The area commonly referred to as Tangerine 550 (bounded by Tangerine Road, Thornydale Road, Camino del Norte and Shannon Road) is currently outside the Town of Oro Valley limits. However, this 550 acres of land is currently being explored for annexation into the Town in cooperation with the Arizona State Land Department. The proposed General Plan Land Use Map notes this area as 'Master-Planned Community'. It is anticipated that any refinement to the land uses, densities and intensities in this area will be completed in a cooperative public process.

5.5 Infrastructure

This section addresses. . .

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COMMUNITY SERVICES/UTILITIES

Suggested POLICY

- 5.5.1 Accommodate community services and utilities which meet the larger community goals.* (COMM) (V01)

ACTION ideas

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

Suggested POLICY

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

ACTION ideas

- 5.5.2.1 Integrate utilities, necessary infrastructure and other public facilities into public open spaces when necessary 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 Identify and facilitate the replacement and timely upgrade of aging infrastructure as needed. (V01)

ACTION ideas

- 5.5.3.1 Integrate into the capital improvement program a long-term accounting of capital replacement costs. (V01)
- 5.5.3.2 Identify and seek funding options for infrastructure replacements and upgrades. (V01)
- 5.5.3.3 Develop an inspection and audit program to determine infrastructure conditions and estimate timely improvements. (V01)
- 5.5.3.4 Develop cooperative relationships within Town departments, outside agencies and utility providers regarding infrastructure planning. (V01)

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Suggested POLICY

5.5.4 Accommodate growth in the community through long-range planning for services, utilities and other infrastructure.

ACTION ideas

- 5.5.4.1 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)
- 5.5.4.2 Evaluate land use and development proposals during the review process to assess infrastructure needs in cooperation with energy providers and property owners. (V01)
- 5.5.4.3 Continue to support staff in technical review and analysis of annexation proposals in order to gather feedback and help plan for growth. (COMM) (GP06)
- 5.5.4.4 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)
- 5.5.4.5 Investigate the annexation of county islands and peninsulas to facilitate infrastructure expansion and improve operational efficiencies of municipal services.* (COMM) (GP06)

Suggested POLICY

5.5.5 Provide opportunities for high quality telecommunication and broadband services to be located within the Town in order to support economic development, residential and business needs and community-wide goals. (COMM) (V04)

ACTION ideas

- 5.5.5.1 Identify telecommunications and broadband needs for the community and providers which may be suitable to meet those needs. (V04)
- 5.5.5.2 Conduct an assessment of suitable locations and current infrastructure and its impact on the opportunity for telecommunications and broadband services. (V04)

Suggested POLICY

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

ACTION ideas



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- 5.5.6.1 Evaluate all public and private development projects during the review process to determine the effects of the projects on on-site and downstream drainage and associated ecological systems.* (ENV) (GP11)
- 5.5.6.2 Design wash crossings to pass the design flow safely and with minimal physical, traffic or environmental impacts.* (ENV) (GP11)
- 5.5.6.3 Require water detention facilities and/or velocity reduction when necessary to manage storm water in drainage systems.* (GP11)
- 5.5.6.4 Evaluate and rehabilitate or enhance as appropriate, any drainage systems, water detention and retention facilities and other infiltration areas existing within the project area of a capital improvement project. (ENV) (GP11)
- 5.5.6.5 Evaluate storm water management policies practices and work programs and align with water conservation strategies where appropriate. (GP11)
- 5.5.6.6 Continue maintenance for publicly-owned retention basins and stormwater facilities. (V01)



TRANSPORTATION/CIRCULATION

Suggested POLICY

- 5.5.7 Develop a safe, convenient and efficient multi-modal transportation network that integrates amenities, provides access to services and destinations and that links places where people live, work, shop and play. (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 or redesign of 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)

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- 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 standards into roadway design which facilitate easy detection, response and clearing of traffic incidents. (GP01)

Suggested POLICY

- 5.5.8 Enhance the Town's community identity and character through roadway design which differentiates neighborhoods, key streets and important intersections. (GP03)

ACTION ideas

- 5.5.8.1 Develop strategies to improve the attractiveness of roadways, including diligent maintenance, integration of public art, landscaping and decorative light poles. (GP03)
- 5.5.8.2 Create a complete streets design manual which takes into account means to calm traffic, traffic safety, neighborhood aesthetics, storm water management, access management, public health, safety and community vitality.* (COMM) (GP05)
- 5.5.8.3 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)
- 5.5.8.4 Develop transportation plans which foster alternative routes to Oracle Road, such as Pusch View Lane, La Canada Drive, La Cholla Blvd and others, in order to alleviate congestion. (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 the completion and funding of the regional bike and pedestrian 'loop' system through intergovernmental agreements and collaboration.* (COMM) (GP05)
- 5.5.9.2 Collaborate with Pima County, Marana and Tucson to enact consistent standards and design guidelines for



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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 mass transit to places where people live, work, shop and play.* (COMM) (GP05)

ACTION ideas

- 5.5.10.1 Develop transit-oriented development standards and zoning provisions.* (GP04)
- 5.5.10.2 Re-examine zoning code parking ratios as part of overall transportation planning in areas where transportation options other than the automobile are available. (GP05)
- 5.5.10.3 Develop a plan to eliminate gaps and barriers and provide consistent connections in the pedestrian and bikeway systems.* (COMM) (GP05)
- 5.5.10.4 Pursue funding and agreements to incorporate pedestrian and bicycle 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 Encourage private development to provide bicycle amenities 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 pull-outs for buses and efficient transit routes which allow for coordination of trips to common destinations and regional connections.* (COMM) (GP05)

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- 5.5.11.3 Continue partnerships with other transportation providers to preserve and protect the mobility of seniors and people of all abilities. (GP05)
- 5.5.11.4 Develop partnerships with businesses, and other regional partners to more efficiently and effectively provide mobility options. (GP05)

Suggested POLICY

- 5.5.12 Support Oro Valley Transit Services in their goals to continue to build a positive, professional, and customer-responsive organization which acts as the leading proponent and advocate for mobility. (GP05)

ACTION ideas

- 5.5.12.1 Provide public education which expands public awareness of transit as a realistic, safe and efficient alternative to individual vehicles. (GP05)
- 5.5.12.2 Provide adequate responses to evolving transportation needs and provide leadership, technical assistance and financial resources. (GP05)
- 5.5.12.3 Monitor and modify existing transit service as needed to respond to community needs and changes. (GP05)

Suggested POLICY

- 5.5.13 Create opportunities for infrastructure which supports electric, biofuel, and CNG vehicles. (GP11)

ACTION ideas

- 5.5.13.1 Explore opportunities to encourage private industry to develop and maintain alternative fuel stations at commercial centers, hospitals, and/or other areas that attract the general population.* (GP11)

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

The excerpts from the Environment and Community Workbooks have been removed. The work of all the committees will be reviewed together in the near future.

