memo

YOUR VOICE OUR FUTURE
Planning Oro Valley Together

Town of Oro Valley

To:	Development Committee members
From:	Hamblin, Elisa
CC:	Vella, Bayer
Date:	2/18/2015
Re:	Your Voice Development Committee Meeting 4

Thank you serving on the Your Voice Development Committee. Our fourth meeting will be held:

Wednesday, February 25, 2015
Town of Oro Valley, Town Hall
11000 N La Canada Drive
DIS Building, Hopi Conference Room
5:30 – 7:30 pm

Included in this file you will find the first packet of materials, which includes:

1. Meeting 4 Agenda
2. Meeting 4 Homework *(please fill out and have available to turn in at the meeting)*
3. Meeting 3 Summary Notes *(please note any corrections)*
4. Meeting 3 Presentation slides *(as requested by the group)*
5. Development Committee Meeting Schedule

Please note: this meeting packet does not include a revised workbook. There was a lot of constructive feedback that happened at the last meeting, as well as quite a few follow-up emails. To ensure we have adequately addressed all the feedback, staff will continue to make changes and bring a revised version to the meeting on 2/25. We will not be discussing the workbook at the meeting on 2/25 as that time is scheduled for a mapping session. We will discuss the workbook at the following meeting on 3/12.

You will not receive a hard copy of this packet in the mail. However, you can pick up a hard copy of the packet in advance at Town Hall by emailing me or Danielle Driscoll at ddriscoll@orovalleyaz.gov. Hard copies will also be available at the committee meetings. Meeting packets are available through email (to committee members) or online at www.orovalleyaz.gov/generalplan/yourvoiceov/meetings-and-events.

Please let me know if you have any questions or concerns.

Elisa Hamblin, AICP
(520) 229-4847
ehamblin@orovalleyaz.gov

Development Committee

AGENDA

Meeting 4: February 25, 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 Workbook update	Elisa Hamblin
5:45 pm	**Presentation** Land Use Mapping	Bayer Vella, All
6:05 pm	**Work Session** Land Use Mapping	Elisa Hamblin, All
7:20 pm	**Homework and Next Steps**	Elisa Hamblin
7:25 pm	**Public Comment Period**	Open
7:30 pm	**Adjourn**	---

Notes:

Development Committee

HOMEWORK

Meeting 4: February 25, 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 the following items:

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

2. Please review and familiarize yourself with the background maps that were distributed as part of the Meeting 1 packet (Jan 14). If you don't have access to the maps or would like to see large scale versions, you can view them online here: http://www.orovalleyaz.gov/sites/default/files/media/files/your-voice-our-future/docs/2015/yvcdevmtg11-14packetwebsmall.pdf

3. Please review the following definitions. We will be discussing these boundaries and areas at our meeting.

The **Planning Area** includes the areas within the Town limits as well as land outside the Town's current limits that may be annexed to the Town as it develops. The Planning Areas also includes land adjacent to the Town that may be affected by or may affect land uses in the Town, such as National Forest land, that the Town as no plans to annex.

Designated on the Land Use Map, the **Urban Services Boundary** (USB) is around most of the Planning Area. The Town does not intend to provide urban infrastructure to areas outside the USB. These areas should not receive any increase in density or land use intensity over what currently exists.

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." Four previously designated areas include: Oracle Rd/Tangerine Rd, Oracle Rd/First Ave, Oracle Rd/Magee Rd/Ina Rd, and Foothills Mall Area.

4. Please review Chapter 1: Land Use of the current General Plan (pgs. 17-30). You should have received a hard copy of the plan with your committee binder.

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 3: February 12, 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**

Attendance

Present:
Bill Adler
Kit Donley
Steve Huffman
John Spiker
Michael Schoeppach
Mike Stankiewicz
Stephen Roach
ShoYoung Shin
Anne McGinnis Breen
Bill Rodman (in for Bill Leedy)
Mary Caswell
Brooke Trentlage
Diane Bristow
Barry Gillaspie

Staff:
Bayer Vella
Elisa Hamblin
Danielle Driscoll

Town Council (Oversight):
Mike Zinkin
Joe Hornet

Absent:
Don Cox

Welcome and Introductions

- Bayer Vella welcomed committee members and thanked them for coming to the second meeting
- Introductions were made again since there were a couple of new faces
- Bayer asked for a quick introduction from everyone and mentioned that the committee is here as residents, and affiliations is secondary

Packet Review and Meeting Business

- Elisa Hamblin then reviewed the agenda
- The committee was asked if they had any changes on the Meeting Summary Notes.
    - No changes
- Presentation by Bayer on Land Use and Design
- Open House on February 23, reviewing Land Use maps, committee welcome to attend
    - Those invited were given a questionnaire to fill out
    - Town staff will gather info from those invited, will compile info and present to committee
- Elisa touched on how to use Vision and Guiding Principles
    - Vision and Guiding Principles to guide the committee's work
    - Look at it and see where we need to go
    - Committee's charge is to stick with Guide
    - Elisa asked the group if they agreed to keep to it, did they feel comfortable with this charge
    - She asked the committee to talk about it, get it out on the table

        - The committee talked about it being a confused process; saying at the end of the day, the workbook that gets presented is voted on by voters, committees need to come up with a final product they all agree on and will get approval
    - Elisa explained that after committee meetings wrap up, staff will go back out and use workbook as benchmark – even though broad, make sure it is aligning with community and they see their voice was heard
    - Bayer talked about the Scorecard
        - It is something to be able to go to, a starting point, leading up to vote
        - Will make adjustments based on next phase
        - After committees wrap, will do more surveys on work to test what we've done and will make adjustments
    - The committee talked a little about the process of updating the General Plan will take 2 years+ and people's ideas about what should change can change
    - Elisa said the committee needs to feel comfortable with the process and uphold to the Vision and Guiding Principles
- Overview of upcoming meetings
- Bayer then talked about working together as a committee
    - Group survived second meeting – the hardest
    - Start engaging with each other
    - Refinements
    - Enormous volume of work to go through
    - Committee in position to give feedback; heading in right direction
    - Bayer then said we need input on words, but need to ask – do you folks want to write the document as a committee or give provide guidelines/changes to existing
        - If write (wordsmithing) – adds 15 meetings to complete & folks who don't have a lot of time would need to drop
        - Purpose is to create a balance
        - Double the request – be kind to each other, going after issues, and not folks
        - Big question – Write? Opened up for discussion
        - Committee talked about involvement of Mayor and Councilmembers
        - More discussion about the workbook going out the public for review and coming back for the committees to update based off of feedback
        - Bayer explained it needs to be user-friendly, wordsmithing will need to be done, but quick
            - Got a better word? Write it down and submit it, move on
            - Bayer explained he wants wordsmithing, but not to spend too much time
        - Elisa explained a new process used at the last Community Committee meeting
            - Write changes on ½ sheets of paper and past to her, she will collect everyone's comment and rewrite based on those
            - Committee was good with this process

Discussion: Land Use and Design (pg. 5-8 of workbook)

- Starting on page 5, Elisa opened up for discussion and explained what to spend time on – clarity, theme, intention
- 5.3.1.1 & 5.3.1.2 – Modify existing zoning & "New" Land Use – mixing multiple directives, these will be reworked

- Elisa talked about each action should tie to the policy
    - Asking about intent of actions
    - What does everyone think it means
    - Elisa – intention is broader and wants to hear what the committee think its means
- 5.3.1 – question about if this goes on this page
- Actions 5.3.2.1-5.3.2.4 – Link? Setting stage for future action
- 5.3.2.5 – What is Town trying to protect airpark from?
    - Surrounding developments, balloons, encroachment, airport noise
    - Elisa – from group: protecting Airpark in appropriate way
- 5.3.3.2 – will change wording (designations) similar phrasing and will make line up
- 5.3.3.1 – how can you minimize vehicle trips; intent is if density is allowed, people can walk to destinations
- 5.3.3.3 – Similar way to say this statement
- 5.3.4 – questioned how many community centers needed, people need to be spread out, not just one big park
- 5.3.5 – rework wording
- 5.3.3.1 & 5.3.3.2 – will be condensed and put back into policy
- 5.3.7 – New action idea – regional parties/partners
- 5.3.8.1 – clarification needed, Bayer explained
- 5.3.8 – rethink explanation
- 5.3.8.1 – change the word “require”
- 5.3.6 – rework wording
- 5.3.7 – clarify policy
- 5.3.7.2 – prioritize major roads
- 5.3.10.1 – master planned? Explained that not being forced on anyone, making it available
- 5.3.9 – wording questioned, committee talked about what it means to them
- 5.3.9.1 – committee talked about this action and how it meant something different to several people, will be reworded
- 5.3.10.1-5.3.10.5 – phrasing on all actions will be changed based on committee and presented in next meeting
- Stopped at bottom of page 8 at 5.3.10.5

Presentation: Land Use Mapping

- Bayer talked to committee about creating a new map
- Look at every street corner and think about what should be there
- 85% built out
- Planning vs. Growth Areas
- 2005 General Plan Planning Area Map
    - Town boundaries (yellow fill)
    - Annexations (blue circle)
    - Planning area & services boundary (orange line)
    - Additional planning area (white box)
    - Growth areas (red circle)
    - Arroyo Grande (green circle)
    - Added to services boundary in 2008
- Growth Areas:
    - Previous General Plan

  - State of Arizona Descriptions
- Next meeting will focus on items discussed in presentation

Homework and Next Steps

- Elisa asked that before next meeting, go through workbook, look at maps
- Come up with ideas to help our task at hand
- If you know anyone interested in work, tell them about website
- Next meeting: February 25

Public Comment Period

- Coalition for the Sonoran Desert Protection Director Carolyn Campbell gave background information about Arroyo Grande and the regional efforts put forth in this area
- No other comments made

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Development Committee Meeting 3: Feb 12, 2015

Join the Conversation

www.YourVoiceOV.com

Meeting Overview

- Welcome & Introductions
- Packet Review
- Meeting Business
- Discussion: Land Use & Design
- Discussion: Development
- Presentation: Growth Areas & Mapping
- Homework and Next Steps
- Public Comment
- Adjourn

www.YourVoiceOV.com

Meeting Packet

- Meeting 3 Agenda
- Meeting 3 Homework
- Meeting 2 Notes
- Meeting 2 Presentation slides
- Development Committee Meeting Schedule
- Memo: Form-Based Code
- Public Comments
- Development Committee Workbook
- *Additional materials tonight: public comments and open house info*

Summary Notes

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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?"

www.YourVoiceOV.com

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***

For more details, go to www.YourVoiceOV.com.

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Development Committee Schedule

- Meeting #3: Feb. 12
  - Land Use and Design
  - Development and Growth Areas
- *Sub-Committee: Feb. 17*
  - *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

www.YourVoiceOV.com

Outreach Continues

- YourVoiceOV.com
- Vista
- Monthly announcements and emails
- Coordination with Town departments

www.YourVoiceOV.com

Working Together

- When reviewing policies and actions, ask yourself:
  - Do I agree with the **DIRECTION, CLARITY,** and **THEME**?
- If no, we need to discuss
- If yes, but the words need refinement:
  - Write it down
  - Pass it up

www.YourVoiceOV.com

Policies and Actions

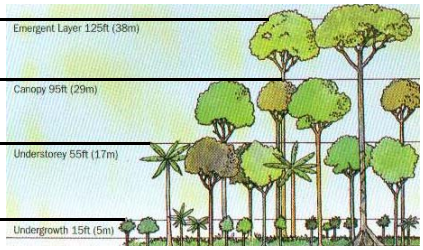
Vision & Guiding Principles

Goals

Policies

Actions

Specific planning



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Discussion: Land Use and Design

- Variety
- Transitions
- Land use and transportation connection
- Nearby services
- Sensitive development
- Commercial areas
- Oracle Road
- Master planned communities
- Site design
- Character and form
- Green building
- Conservation
- Night skies

Discussion: Development

5.4.1 Encourage new development to pay its fair share towards the cost of additional public facility and service needs generated by new development, with appropriate exceptions when in the public interest.* (V01)

5.4.2 Identify all legally available financial mechanisms to recover the cost of public facilities and services required to serve new development. (GP12)

5.4.3 Balance public and private interests to achieve fairness in allocating the costs of new development. (GP12)

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

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Presentation

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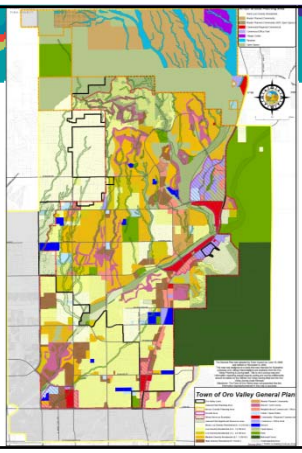
Land Use



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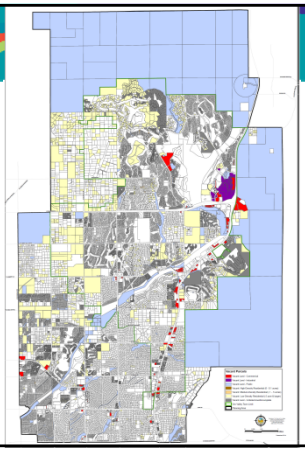
Vacant Land



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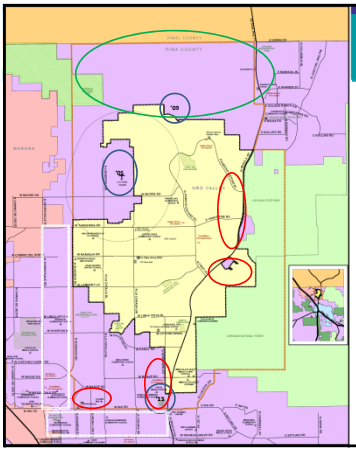
Planning vs. Growth Areas



2005 General Plan Planning Area Map

- Town boundaries (yellow fill)
  - Annexations (blue circle)
- Planning area & services boundary (orange line)
  - Additional planning area (white box)
- Growth areas (red circle)
- Arroyo Grande (green circle)
  - Added to services boundary in 2008

Growth Areas

Previous General Plan:

The Town has identified four "growth areas," as follows:

1. Oracle Road/Tangerine Road: Southeast Rancho Vistoso commercial center, the campus industrial park in Rancho Vistoso Neighborhood 3, and adjacent areas.

2. Oracle Road/First Avenue: The Target Center, Steam Pump Village, Honeywell, and adjacent areas.

3. Oracle Road/Magee Road/Ina Road: The areas adjacent to these intersections and between the intersections along Oracle Road.

4. Foothills Mall Area: Bounded generally by La Cholla, Ina, Shannon, and Magee Roads.

As defined in the State statutes, these 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."

State of Arizona Description:

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.

What's Next?

- Meeting on February 25th
  - Discuss Land Use Mapping
  - Review Open House Feedback
  - Review Planning Area boundaries
  - Identify Growth Areas
  - Discuss State Lands properties in more detail
    - Tangerine 550
    - Arroyo Grande

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Tangerine 550 State Land

- Property Size: 550 ac.
- Property owned by State Land Department
- Potential future annexation
- Potential residential, commercial, employment uses

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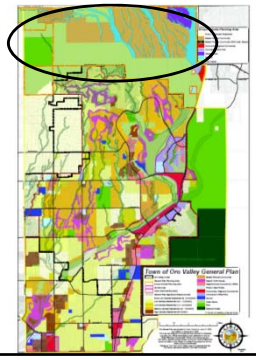
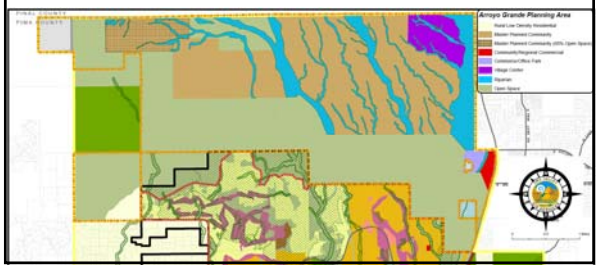
Arroyo Grande

- North of Sun City on west side of Oracle Rd.
- Property Size: 9,000 ac.
- Property owned by State Land Department
- Potential future annexation
- Potential residential, commercial, employment uses



Arroyo Grande

Draft policy language: *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.*



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

www.YourVoiceOV.com

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. February 25 – same time, location

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Get Involved...

Join the Conversation

www.YourVoiceOV.com

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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 Open Discussion	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
REVIEW GOALS & POLICIES	Identify Issues and Opportunities Generate Ideas and Directions Feedback and Revisions	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
		Sub-committee 2/2/15	*1. General Plan Amendment criteria*
		Mtg. 3: Thurs. Feb 12	1. Meeting Business 2. Discussion – Land Use and Design 3. Discussion – Development and Growth Areas 4. Homework and Next Steps
		Sub-committee 2/17/15	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
		Sub-committee 3/2/15	1. *General Plan Amendment criteria*
		Mtg. 5: Thurs. Mar 12	1. Meeting Business 2. Presentation and Discussion – Infrastructure 3. Homework and Next Steps
RECOMMENDATION	Feedback and Revisions Endorsement	Mtg. 6: Thurs. Mar 19 *(Kachina)*	1. Meeting Business 2. Discussion – Environment, Community and Development 3. Tentative Recommendation 4. Homework and Next Steps
		Mtg. 7: Weds. Mar 25	1. Meeting Business 2. Discussion on Final Draft 3. Final Recommendation
COMPILATION	Bring together materials Publish Draft	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 *Your Voice, Our Future* Plan
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 *Your Voice, Our Future* Plan