



Development Committee

AGENDA

Meeting 3: February 12, 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 Overview of form-based code memo Review changes to workbook Working together	Elisa Hamblin
5:50 pm	Discussion Land Use and Design (pgs. 5-11 of workbook)	Elisa Hamblin, All
6:40 pm	Discussion Development (pgs. 11-12 of workbook)	Bayer Vella, All
7:00 pm	Presentation Growth Areas and Mapping (preparation for Meeting 4)	Bayer Vella, 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 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**

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

3. Please review the Development and Growth Areas section (pgs. 11-13) 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 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**

Attendance

Present:

Bill Adler
Don Cox
Kit Donley
Steve Huffman
John Spiker
Michael Schoeppach
Mike Stankiewicz
Stephen Roach
ShoYoung Shin

Staff:

Bayer Vella
Elisa Hamblin
Danielle Driscoll

Town Council (Oversight):

Mike Zinkin
Joe Hornet

Absent:

Anne McGinnis Breen
Barry Gillaspie
Bill Leedy
Mary Caswell
Brooke Trentlage
Diane Bristow

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

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.
 - A comment was made via email in regards to the section in Charter and Expectations, under the bullet that starts "Elisa also encouraged people to speak up..."
 - In the Charter, page 5 – the committee was not talking about the last bullet in the top section of that page. They were talking about the last sentence in the first bullet on the top of that page. The substance of that conversation was regarding absence of response and approval.
 - Fixed typo under Charter and Expectations, 6th bullet "She then informed the committee of the following..." in the 6th sub-bullet from *statically* to be *statistically*
- Elisa talked about how there are three big topic areas
- Review of schedules, Goals and Land Use
- Sub-Committee meeting on Monday, everyone at table is welcome to attend
- Elisa talked about the workbook
 - First workbook is draft of chapter of General Plan, rough right now, it is a tool to use, holes in it
 - She explained that they are pieces to react to
 - Encouraged the committee to truth check where they are and what they are
- The committee asked how the info came together
 - Town staff reviewed, systematically pulled together, best practices, then Vision and Guiding Principles

Discussion: Development Goals (pg. 4 of workbook)



Development Committee

- Starting on page 4, Elisa opened up for discussion after a comment about the goals were not precise
- The committee spent time on discussing the level of goals and how they need to be changed
- The committee talked the wording used, need to provide direct wording so there are no grey areas
- The committee discussed how deep they should change the workbook
 - Subject to interpretation
 - The General Plan cannot be too tight
 - Getting into too much specificity can tie hands
 - Cannot be too specific
 - Also, this is not an “etched in stone” document
- The committee also discussed that if it is too loose, then someone could interpret in a way that anything goes and then also not useful
- Elisa explained that editing the goals and defining is the charge of the committee and needs to be made cleaner
- Elisa suggested looking through to Policies and Actions will lead to tightening up Goals
 - All needs to go together
- Elisa shared with the group that a couple of common themes happen at this point in the committee meetings
 - Every committee has issues with this
 - Need to have a strong relationship between goals and policies
 - Room for committee to make cleaner
 - Once the committee gets into it, it’ll become easier
- All actions and policies have codes, these will be covered at a later date
- Spend time going through the nine goals
- Tighten up words to work for everything
- This needs to be user-friendly
- The committee continued to have in-depth conversations about the wording in workbook
- Based on the depth of questioning about wording, Bayer said at the end of the day, a glossary could be made, but people won’t refer to a glossary, but changing words to make more sense is best route
- Moving on to the Goals on page 4
 - The committee reviewed goals 5.2.1 through 5.2.9 and discussed in depth; Elisa explained that based on their discussion, changes will be made and will be reflected in next version of workbook
 - 5.2.1 – the committee questioned the meaning of the word harmonious and what it means, could have a different meaning to everyone, needs to be more precise
 - 5.2.2 & 5.2.3 – committee was asking what the difference was between these
 - Elisa asked them to think about these two together in the context of # .2 – network overall, look at it integrating within our own boundaries, look at entire network; # .3 – choices, people, quality of what we are here in town, not connected with Pima County
 - 5.2.4 – Talked about the words/meanings for “sustainable” and “future needs” – what do they mean
 - 5.2.5 – Questioned Environment Stewardship – Elisa said they would come back to this one
 - 5.2.6 – Committee talked about what “fair allocation” meant
 - 5.2.7 – Committee felt this goal had been covered in 5.2.1 and 5.2.5, group agreed to delete this goal
 - Elisa then asked about the words “safety” and “resiliency” – are they covered elsewhere
 - 5.2.8 – Committee talked about this goal wondering what it meant, Bayer charged the committee to ask each other what this means, not the staff
 - 5.2.9 – Asked if this has been covered in # .3? Can these two be combined? What does “robust development opportunities” mean? Strong language?



Development Committee

Presentation: Land Use and Design

- Bayer
- Growth of the Town
 - Map Video showing layering of dates of development in Oro Valley
 - Bayer asks group to start looking at the maps in packet
 - Talked about growth through annexation
 - Future growth opportunities also through annexation
- Milestones
 - 1974: Original incorporation
 - 1983: El Conquistador
 - 1986: Sun City Vistoso
 - 1987: Rancho Vistoso
 - 1997: Rooney Ranch (Target Center)
 - 2000: Ventana Medical Systems
 - 2005: Oro Valley Hospital
 - 2008: Oro Valley Marketplace
 - 2009: Sanofi-Aventis
- Land Use, Vacant Land & Current Amendments
 - Commercial only comes after "roof tops" - houses were here first
 - Learn General Plan map, part of charge of being on committee
 - Be in touch with zoning, does the General Plan have it right?
- Tangerine 550 State Land and Arroyo Grande - State land
 - Vacant and subject to hard look by town to annex
 - How do you annex with no one living on it? Work directly with the state
- Future development Considerations
 - Not a lot of land
 - Land gets re-looked at - redeveloped
 - Future annexations
 - Focus on infill and complete communities
 - Environmental conservation
 - Challenge - lack of land doesn't mean growth stops
 - Finances and fiscal stability
- Design of Oro Valley
 - Residents care about how growth is managed
 - Being harmonious matters - design standards
 - Oro Valley looks different not by accident

Discussion: Land Use and Design (pgs. 5 -11 of workbook)

- 5.3.1 - The committee talked about energy element not being a separate section
 - Bayer shared it was not separate, but that it doesn't mean it's not important
 - At the end of the day, this updated General Plan will be put on the ballot and needs to be a product of what the town wants



Development Committee

- Elisa shared that the Vision and Guiding Principles is a strict blueprint, a delineation of how to build up the framework
- Talk about the level of “green” building and living by the public was discussed in detail
- Referring to the goals, policies and actions in this section, Bayer asked the group if they relate
 - If not, how to change?
 - What should it say?
 - “How do we do this” was discussed in detail
- Stopped at 5.3.1.2

Homework and Next Steps

- Elisa asked that before next meeting, take a look and start thinking of productive solutions as we work ahead
- Come up with ideas to help our task at hand
- If you know anyone interested in work, tell them about website
- Next meeting: February 12

Public Comment Period

- No one was in audience for questions

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

Development Committee Meeting 2: Jan 28, 2015

Join the Conversation
www.YourVoiceOV.com

Meeting Overview

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

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Meeting Packet

- Meeting 2 Agenda
- Meeting 2 Homework
- Meeting 1 Notes and Homework Answers
- Meeting 1 Presentation slides
- Development Committee Meeting Schedule
- Memo: Environment Committee Recommendations
- Background: Leadership Interviews Report
- Public Comments
- Development Committee Workbook

Summary Notes

BE THOROUGH BE PRODUCTIVE BE COLLABORATIVE

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Development Committee Topics

Land Use and Design

Development and Growth Areas

Infrastructure

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Development Committee Schedule

- Meeting # 2: Jan. 28
 - Development Goals
 - Land Use and Design
- Meeting #3: Feb. 12
 - Development and Growth Areas
- 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
- Sub-Committee: Feb. 2
 - General Plan Amendment Criteria
- Sub-Committee: Feb. 18
 - General Plan Amendment Criteria

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Development Goals

Vision & Guiding Principles

Goals

Policies

Actions

Specific planning

Discussion: Development Goals

1. A quality built environment fostered through the harmonious design and integration of landscape, architecture, and open space and conservation elements. (ENV) (GP03)
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)
3. Diverse transportation choices that are safe, affordable, efficient and accessible and that enhance livability for residents, support employees and visitors. (GP05)
4. Efficient, effective, safe and sustainable public services and utilities which serve the current and future needs of the community. (COMM) (V01)
5. Environmental stewardship, natural resource protection and energy efficiency in land use planning, and in transportation planning, design, construction and management. (ENV) (GP11)
6. Fair allocation of services and resources in the community and fair recovery of the costs of services which serve new development. (GP06)
7. Integration of the built and natural environments to provide for safety, resiliency and an enhanced natural environment.* (ENV) (GP11)
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)
9. Robust development opportunities and a diverse transportation network which support a growing economy. (COMM) (GP07)

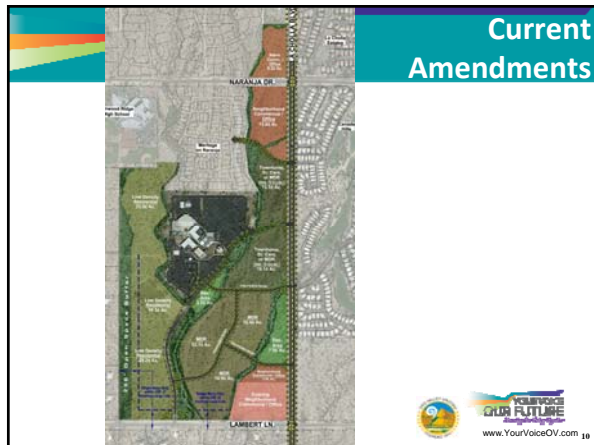
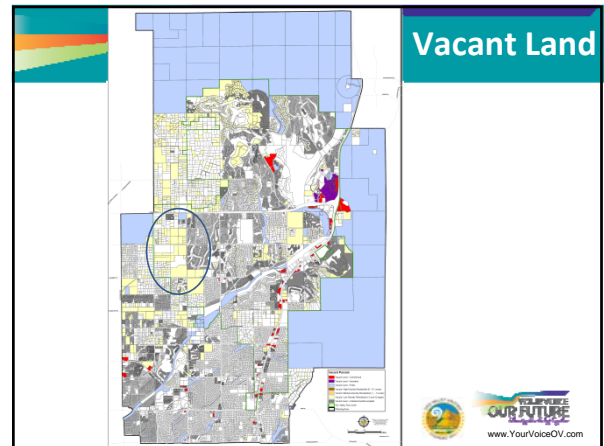
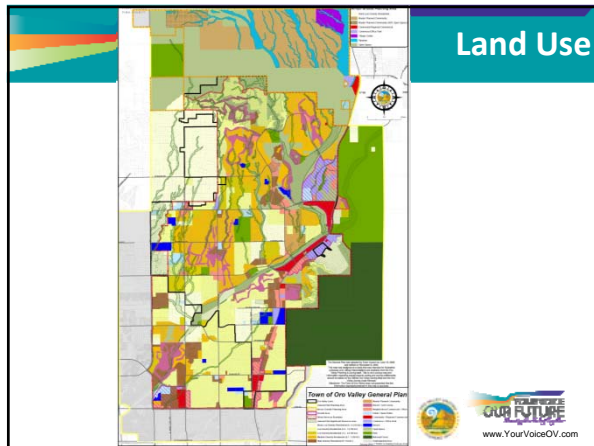
Presentation



Growth of the Town

Milestones

- 1974: Original incorporation
- 1983: El Conquistador
- 1986: Sun City Vistoso
- 1987: Rancho Vistoso
- 1997: Rooney Ranch (Target Center)
- 2000: Ventana Medical Systems
- 2005: Oro Valley Hospital
- 2008: Oro Valley Marketplace
- 2009: Sanofi-Aventis



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

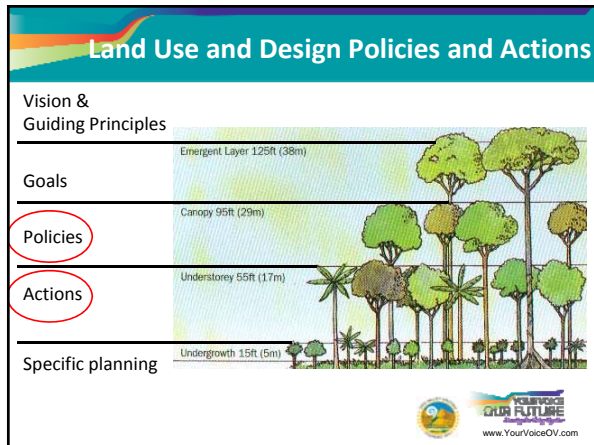
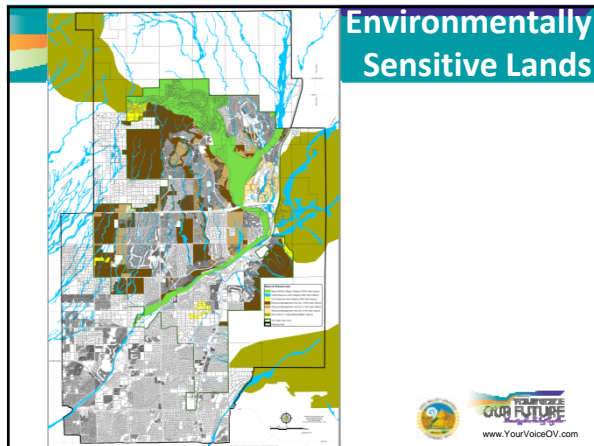
- North of Sun City on west side of Oracle Rd.
- Property Size: 9,000 ac.
- Property owned by State Land Department
- Potential future annexation
- Potential residential, commercial, employment uses

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Future Development Considerations

- Limited land supply
- Future annexations
- Focus on infill and complete communities
- Environmental conservation
- Finances and fiscal stability

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- 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

- 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

- 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: Thurs. February 12 – same time, location

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.

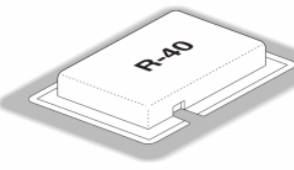
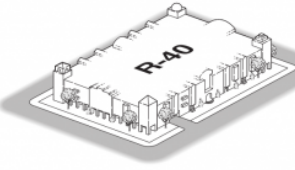
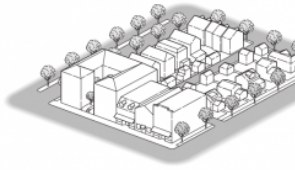
STAGE	PURPOSE	DATE	TOPICS
KICK-OFF	Orientation	Aug 27	Welcome & Introductions Team Building Project Overview, Expectations and Next Steps
OTHER COMMITTEES	Review and Recommendations	Sept – Dec 2014	Environment Committee (First committee meeting Tuesday, September 23, 2014)
		Dec '14 – Mar '15	Community 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	<i>Sub-committee</i> 2/2/15	1. <i>General Plan Amendment criteria</i>
		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
		<i>Sub-committee</i> 2/17/15	1. <i>General Plan Amendment criteria</i>
		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 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 <i>Your Voice, Our Future Plan</i>
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>

Town of Oro Valley

To: Development Committee members
From: Hamblin, Elisa
Cc: Vella, Bayer
Date: 2/5/2015
Re: Form-based Code



The following memo is being provided to the Development Committee members as a reference to assist in the completion of their work.

<p>Conventional Zoning Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified</p> 	<p>Zoning Design Guidelines Conventional zoning requirements, plus frequency of openings and surface articulation specified</p> 	<p>Form-Based Codes Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.</p> 
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Conventional Zoning and Design Standards:

Conventional zoning is a land development regulation that uses **separation of uses, permissible property uses, and limited development intensity** as the organizing principles. Each land use has a different purpose of use (commercial, residential, industrial, agricultural, etc.), and associated development intensity regulations (dwellings per acre, height limits, setbacks, parking ratios).

Development quality, scale and uses allowed in a given area is dependent on the community’s planning objectives, which are translated through local land use regulations including zoning, subdivision, building, and public infrastructure standards.

Zoning design standards, which are used by the Town of Oro Valley, define the **design aesthetic requirements** of all new single-family, multi-family and non-residential developments within the town. Zoning design standards ensure that a project’s overall site layout and design aesthetic is functional within its boundaries and is compatible with the surrounding area.

Form-Based Code:

A form-based code (FBC) is a land development regulation that uses **physical form** as the organizing principle. Typically, it *does not* designate land use or property use. FBC addresses *development design* and the *relationship* between building facades and the public realm, the form and massing of buildings in relation to one another, and the scale and types of streets and blocks. FBC provides specific standards for building design, sidewalk experience, streetscapes, and open spaces.

FBC typically provides for the creation of **mixed-use** and **medium- to high-density** urban environments.

Where is it used?

FBC is primarily used in sub-areas within an urban municipality that has a transition of density. The transition of density typically looks like the image below. These places have been built out slowly over decades from old and dense Urban Center and General Urban Zones, to newer and auto-oriented Sub-urban and Rural Zones. FBC is typically used in municipalities of transitional density to incentivize **infill development**, and create a walkable General Urban Zone or Urban Center Zone. For example, the City of Tucson is implementing an Infill Incentive District throughout the greater Downtown area to encourage urban infill.



FBC can also be used in the following **micro sub-areas** within a municipality, which may be more applicable to the Town of Oro Valley's character and growth pattern:

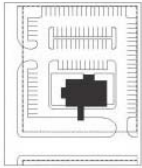
- **Strip commercial corridors**
- **Big-box shopping centers**
- **Undeveloped "greenfield" areas** adjacent to a municipality that are intended to accommodate growth
- **Existing neighborhoods** or other developed areas where infill development is intended to preserve or extend existing patterns of physical character
- Targeted **economic revitalization areas**
- Areas undergoing **changes in land ownership**
- Planned **infrastructure improvement areas**

All of these centers, corridors, and areas can be redeveloped under form-based code, not to limit land use or property use, but to create a denser, walkable district which reflects the character of the larger area. See conceptual drawings below.



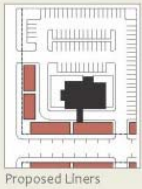
Commercial Area Retrofit: multiple commercial lots have been redesigned for a multitude of uses, increased density, green space, and decreased vehicle speed.

BEFORE



Left: Commercial Area Retrofit: Single lot retrofit around existing building. Two story mixed use buildings in front, accessible parking, increased property values brings new development in area.

AFTER



Below: Photo simulation of proposed changes to roadway, exemplifying form-based code of buildings and street interface, complete street, and an excellent pedestrian experience. Significant alterations include to the gas station building brought to street and infill of gray-field empty lot.



Topic Summary Report

A topic has closed on Your Voice, Our Future

Topic: Providing Neighborhood Amenities

What types of buildings or businesses do we need more of in our community? PLEASE SHARE A PHOTO!

We want to make our community a place where families can live, work, and play. What do you think we need more of to make that happen? Explain your thoughts in the photo description next to the photo.



Photos	3	Comments	0	Tags	0
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Most Tagged Photos

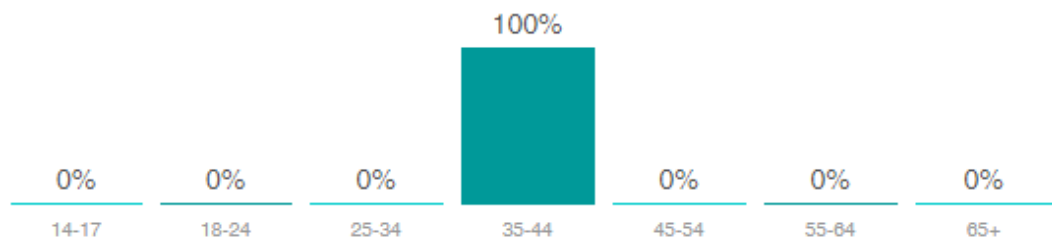
1% of people participated

(3 of 462 total participants)

92% **Less** than your average and 88% **Less** than the MindMixer average

Gender Breakdown	Top Postal Codes
 100% (2 Females)	85755
 0% (0 Males)	

Age Breakdown





AUTHOR Heather L

DETAILS We need a Michaels and Costco. We need splash pads our a mini lake. We need a "downtown" area and we need a sports bar

0 Tags 0 Comments



AUTHOR Vincent W

DETAILS Mixed use development in a town square format that promotes civic gatherings and a sense of place

0 Tags 0 Comments



AUTHOR Lani W

DETAILS The city should provide fiber optic cable to the premise for internet service to all residences and businesses in the city.

0 Tags 0 Comments

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?

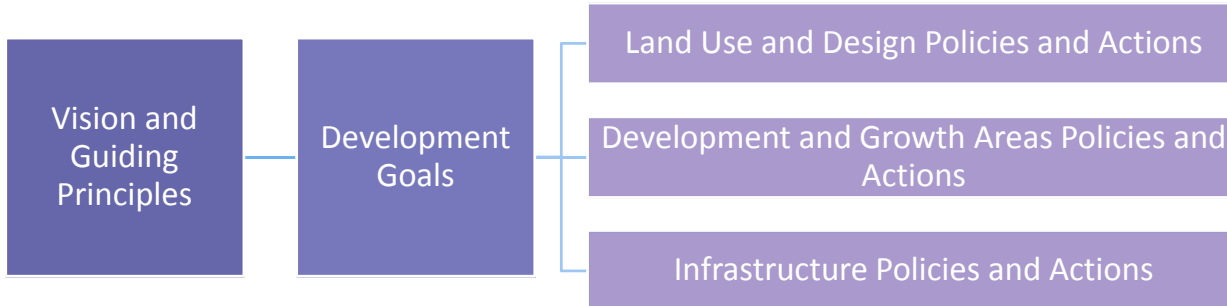
Read it – mark it up – make notes and bring your ideas to the committee meetings! This plan can’t be built without the unique contributions of every committee member and this workbook should help you bring your ideas into one place. Together we can build something that truly directs a positive future 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.
- ▲ Text in **red** indicates an update for version 2 of this document.

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 **that creatively integrates** landscape, architecture, and open space and conservation elements. (ENV) (GP03)
- 5.2.2 An **user friendly integrated and connected**-transportation network ~~that integrates modes within the region, connects to facilities outside the region and~~ **that** optimizes mobility for people and goods. (GP05)
- 5.2.3 Diverse transportation choices that are safe, **user-friendly, affordable,** efficient and accessible and that ~~enhance livability for support residents, support employees, and visitors~~ **and the local economy.** (GP05)
- 5.2.4 ~~Efficient, effective, safe and Sustainable~~ **and innovative** 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~~ **Conservation of natural resources through appropriate** land use ~~planning,~~ and ~~in~~-transportation planning, design, construction and management. (ENV) (GP11)
- 5.2.6 ~~Fair allocation of services and resources.~~ **Neighborhoods supported by shopping and services which meet daily needs.** (V02)
- 5.2.7 ~~in the community and fair~~ **Full** recovery of the costs of services which serve new development. (GP06)
- 5.2.8 Integration of the built and natural environments to provide for safety **and** resiliency ~~and an enhanced natural environment.*~~ (ENV) (GP11)
- 5.2.9 Neighborhoods that include safe and convenient access to open space, recreational opportunities, public schools and services. (COMM) (GP04)

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



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- 5.2.10 **Appropriate transitions between differing land uses and intensities in the community, and protection from incompatible land uses.** (COMM) (GP04)
- 5.2.11 Robust development opportunities and a diverse transportation network which support a growing economy. (COMM) (GP07)
- 5.2.12 **Land use and design which elevates the importance of architecture, spacing of buildings and pedestrian access.** (GP03)

5.3 Land Use and Design

This section addresses. . .

Suggested POLICY

- 5.3.1 Promote land use **and development** practices that reduce energy consumption, improve air quality, and conserve and protect groundwater and natural resources and provide protection from flood risk. (ENV) (GP11)

ACTION ideas

- 5.3.1.1 Develop **new** land use regulations that discourage sprawl, preserve open space and result in walkable neighborhoods. (ENV, COMM) (V02)
- 5.3.1.2 ~~Develop~~ **Support existing and periodically update** 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)

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

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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)

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

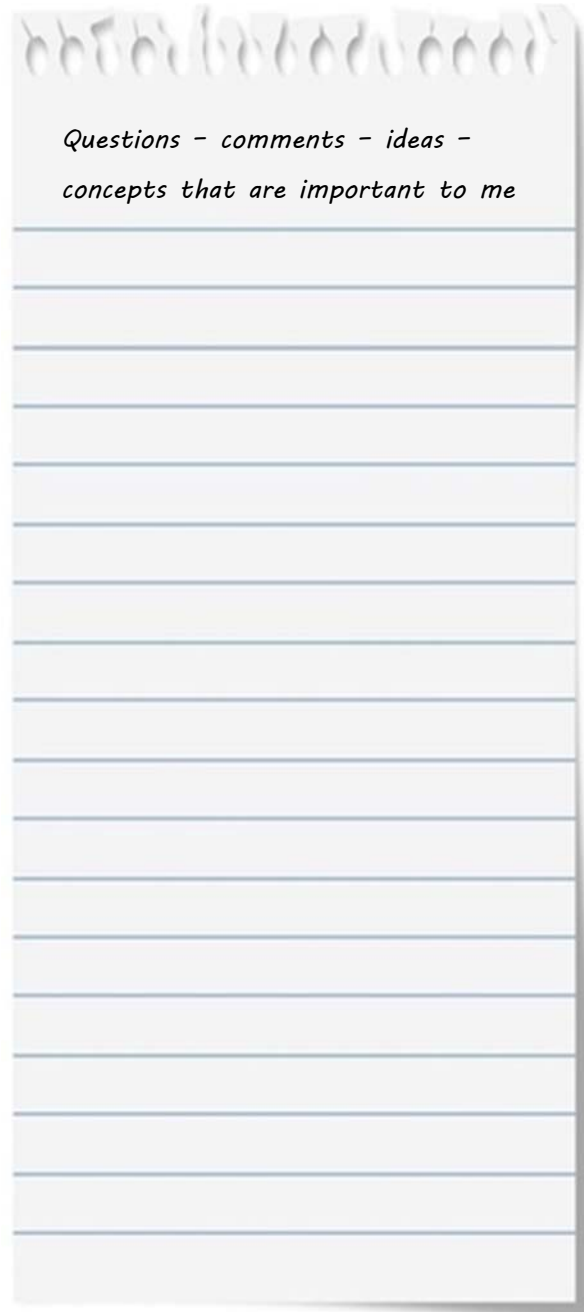
5.3.4.1 Develop a plan which identifies target locations for recreational needs, based upon a needs assessment and accompanying standards. (COMM) (GP10)

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



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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

- 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



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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)

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,

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

**WHAT IS A
POLICY?**

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

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- 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)
- 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



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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

- 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



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

The most meaningful phrase
on this page to me is

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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)

ACTION ideas

- 5.3.17.1 Continue to support efforts to minimize light pollution and adhere to the night skies initiative. (ENV) (V09)
- 5.3.17.2 Update regulations to incorporate new technologies and best practices relative to night sky conservation, which meet or exceed regional standards. (ENV) (V09)

5.4 Development and Growth Areas

This section addresses. . .

Suggested POLICY

- 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)

ACTION ideas

- 5.4.1.1 Periodically evaluate the efficiency, equity, and legality of existing and potential funding mechanisms for the provision of public services to new and existing development and update existing funding mechanisms accordingly.* (GP12)
- 5.4.1.2 Update development impact fees in accordance with State statute. (GP12)

Suggested POLICY

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

ACTION ideas

- 5.4.2.1 Develop a plan for the use of public/private funding methods and techniques to help construct needed infrastructure. (GP12)

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



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Suggested POLICY

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

ACTION ideas

[Placeholder, actions to be developed]

Suggested POLICY

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



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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

- 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)

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

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- 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)
- 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



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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)
- 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)



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

Suggested POLICY

- 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



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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 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



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

DEVELOPMENT COMMITTEE WORKBOOK

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)



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

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 Modify existing service as needed to respond to changing operating conditions and changing population characteristics. (GP05)

Suggested POLICY

- 5.5.13 Minimize the impacts of traffic and roadway construction on existing residential neighborhoods.* (COMM) (GP03)

ACTION ideas

[Placeholder, actions to be developed]

Suggested POLICY

- 5.5.14 Promote development of electric vehicle, biofuel, and CNG infrastructure. (GP11)

ACTION ideas

- 5.5.14.1 Develop an incentive system for private industry to develop and maintain alternative fuel stations at commercial centers, hospitals, and/or other areas that attract the general population.* (GP11)



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.